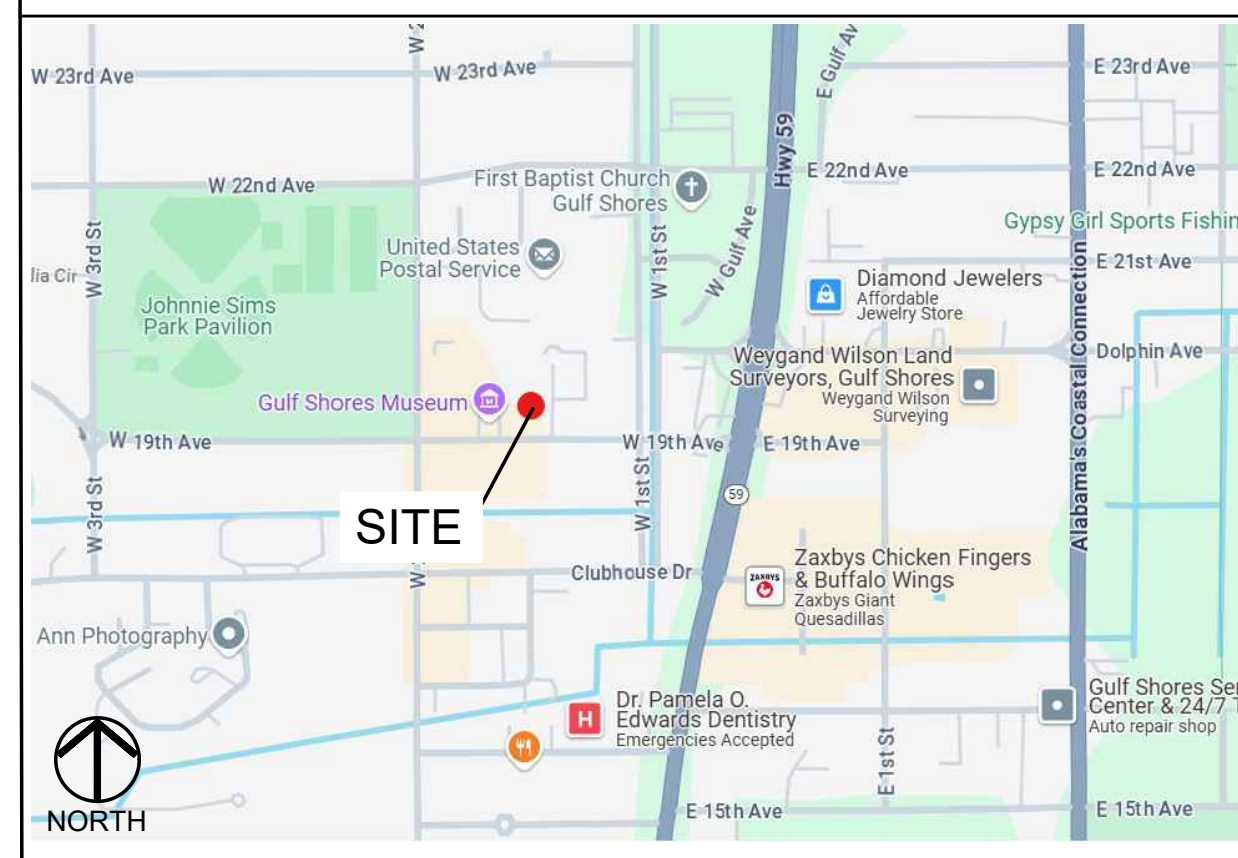


CONTACT INFORMATION:

ARCHITECT: Children's Design Group 136 Cove Avenue/POB 1356 Gulf Shores, AL 36547 ATTN: Mark Pavey, AIA Phone: (334)-546-3624 child.design@mindspring.com	OWNER: A Cactus Wearing a Mustache LLC 645 Wedgewood Dr. Gulf Shores, AL 36542 Contact: Christoph F. Erdel Phone: (251)-600-2008 Email: christoph.acwam@gmail.com
STRUCTURAL ENGINEER: The Bethel Group 233 Executive Park Circle Mobile, AL 36606 ATTN: Hannah Sheppard Phone: 251-661-4747 plans@bethel-eng.com	LANDSCAPE ARCHITECT: Espalier Landscape Architecture P.O. Box 1247 Fairhope, AL 36533 ATTN: Joseph Henry Comer IV Phone: (251) 454-3500 espalierdesign.com
CIVIL ENGINEER: Lieb Engineering Company 1290 Main Street, Suite E Daphne, AL 36526 ATTN: Chris Lieb, P.E. Phone: (251) 978-9779 tpatterson@dci-engineers.com	MEP ENGINEER: Point One Design, Ltd. 14200 Ridge Rd. STE 102 North Royalton, Ohio 44133 Phone: (440) 230-1800 cleveland@pointonedesign.com

VICINITY MAP



SITE

GENERAL CONDITIONS:

THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, A.I.A. DOCUMENT A201, LATEST EDITION ARE HEREBY MADE A PART OF THESE CONSTRUCTION DOCUMENTS AS IF BOUND HEREIN. COPY OF A201, LATEST EDITION OF THE GENERAL CONDITIONS MAY BE OBTAINED FROM THE ARCHITECT OR DIRECTLY FROM THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W. WASHINGTON, D.C. 20006.

SIGNS

CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITTING ALL SIGNS.
CONTRACTOR SHALL ENSURE THERE ARE NO CONTRACTOR OR BANK SIGNS ON THE PROPERTY DURING CONSTRUCTION.

FOR CONSTRUCTION:

THESE DRAWINGS SHOW THE LOCATION AND SPECIFICATIONS FOR THE MINIMUM REQUIRED DESIGN. THESE DOCUMENTS SHALL NOT BE REPRODUCED OR USED BY THE OWNER OR BY OTHERS, EXPECT WITH WRITTEN APPROVAL FROM PRIMROSE.

General Notes

- The contractor shall examine the drawings and shall notify the architect of any discrepancies in elevations, dimensions, and site conditions before proceeding with any work. Omissions and conflicts between various elements of the drawings and specifications shall be resolved with the engineer/architect prior to the start of work.
- The drawings and specifications represent the completed structure. They do not indicate the method of construction. The contractor shall provide all measures and means necessary to protect persons and the structure during construction. Such measures shall include, but not be limited to, bracing, shoring, etc. Observation visits by the architect or engineer do not include inspection of those items.
- Notes and details on the drawings take precedence over these standard notes. Typical details shall be used whenever applicable. Refer to the specifications for information not covered by these notes or drawings.
- All work not detailed or noted shall be constructed in accordance with other similar work shown on the drawings and typical details. Dimensions shall take precedence over general notes and typical details.
- No pipes or ducts shall be placed in structural members unless specifically detailed and approved by the engineer.
- ASTM and similar references are for latest revisions and issue, unless otherwise noted.
- Contractor shall investigate site during clearing and excavation for unsuitable conditions: unconsolidated and undocumented fills, buried structures, utilities, etc. and shall immediately notify the architect/engineer of any site conditions not reflected on the drawings or different from maximum and minimum dimensions indicated, including conflicts in grades, adverse soil conditions, ground water present, deepened footings, uncovered and unexpected utility lines, etc.
- Construction materials shall be spread out if placed on structural frame. Load shall not exceed the design of live loads. Provide shoring and bracing where design strength has not been attained or structure is not complete.
- The contractor shall determine the location of utility services in the area to be excavated before digging. Exercise extreme caution when excavating and trenching.

Professional Court Office Building Lot #1 Professional Ct. Gulf Shores, AL 36542



ABBREVIATIONS

AC	AIR CONDITIONING	MFR / MFR	MANUFACTURER
AFF	ABOVE FINISH FLOOR	MIN	MINIMUM
AHU	AIR HANDLING UNIT	MO	MASONRY OPENING
AL	ALUMINUM	MIR	MIRROR/MOISTURE RESISTANT
ASPH	ASPHALT	MT	MARBLE THRESHOLD
AT	ALUMINUM THRESHOLD	MTL	METAL
BD	BOARD	NA	NOT APPLICABLE
BLKT	BLANKET	NIC	NOT IN CONTRACT
BT	BRASS THRESHOLD	NOM	NOMINAL
CJ	CONTROL JOINT	NTS	NOT TO SCALE
CLG	CEILING	OC	ON CENTER
CMU	CONCRETE MASONRY UNIT	OPP	OPPOSITE
COL	COLUMN	PLYWD	PLYWOOD
CONC	CONCRETE	PREFAB	PREFABRICATED
CONT	CONTINUOUS	PSF	POUNDS PER SQUARE FOOT
CPT	CARPET	PT	PAINT / PRESSURE TREATED
CT	CERAMIC TILE	QT	QUARRY TILE
CL	CENTER LINE	R	RISER/RADIUS
DBL	DOUBLE	REBAR	REINFORCING BAR
DF	DRINKING FOUNTAIN	REF	REFERENCE
DIA	DIAMETER	REINF	REINFORCE
DIM	DIMENSION	REQD	REQUIRED
DN	DOWN	RO	ROUGH OPENING
DS	DOWN SPOUT	SB	SPLASHBLOCK
EA	EACH	SHLVS	SHELVES
EJ	EXPANSION JOINT	SIM	SIMILAR
ELEC	ELECTRICAL	SPEC	SPECIFICATION
ELEV / EL	ELEVATION	SS	STAINLESS STEEL
EQ	EQUAL	STL	STEEL
EXIST	EXISTING	STOR	STORAGE
FD	FLOOR DRAIN	SUSP	SUSPENDED
FE	FIRE EXTINGUISHER	T	TREAD
FEC	FIRE EXTINGUISHER CABINET	TELE	TELEPHONE
FF	FINISH FLOOR	TPD	TOILET PAPER DISPENSER
FND	FOUNDATION	TS	TRANSITION STRIP
FR	FIRE RATED	TR	TYPICAL
GALV	GALVANIZED	UNO	UNLESS NOTED OTHERWISE
GYPBD	GYPSPUM BOARD	VCT	VINYL COMPOSITION TILE
HC	HANDICAPPED	VERT	VERTICAL
HW	HARDWARE	VT	VINYL THRESHOLD
HM	HOLLOW METAL	WC	WATER CLOSET
HVAC	HEATING, AIR CONDITIONING, & VENT	WD	WOOD
INFO	INFORMATION	WP	WATERPROOF
INSUL	INSULATION	WWF	WELDED WIRE FABRIC
LAC	LAY-IN ACOUSTICAL CEILING	W	WITH
MAS	MASONRY		
MAX	MAXIMUM		
MECH	MECHANICAL		

INDEX TO DRAWINGS

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001	T-1	TITLE SHEET	12/1/2025
002	X-1	ARCHITECTURAL SITE PLAN	12/1/2025
003	X-2	OPEN SPACE & REFUGGE PLAN	12/1/2025
004	C1.0	CIVIL NOTES	7/31/2025
005	C2.0	DEMOLITION PLAN	11/3/2025
006	C3.0	GRADING, DRAINAGE, AND EROSION CONTROL PLAN	12/9/2025
007	C4.0	CIVIL DETAILS	7/31/2025
008	C5.0	FIRE PROTECTION PLAN	12/5/2025
009	A1.1	FLOOR PLAN	12/1/2025
010	A1.2	ROOF PLAN	12/1/2025
011	A1.3	DIMENSIONED FLOOR PLAN	12/1/2025
012	A-4	EXTERIOR ELEVATIONS	12/1/2025
013	A-4.1	EXTERIOR COLOR ELEVATIONS	12/1/2025
014	A-6.1	BUILDING SECTIONS	12/1/2025
015	A-6.2	SECTION DETAILS	12/1/2025
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017	E-1	ELECTRICAL PLAN	12/1/2025
018	TP-1	TREE PROTECTION PLAN	12/1/2025
019	PH-1	PHOTOMETRIC PLAN	12/1/2025
020		SURVEY	12/1/2025
021		RESUBDIVISION OF LOTS 1 & 2	12/9/2025
022		REPLAT	7/6/1995

PROJECT DATA

BUILDING DESCRIBED SHALL COMPLY WITH THE FOLLOWING CODES:

2024 EDITION INTERNATIONAL BUILDING CODE
2024 EDITION INTERNATIONAL PLUMBING CODE
2024 EDITION INTERNATIONAL MECHANICAL CODE
2023 EDITION NATIONAL ELECTRICAL CODE
2024 EDITION INTERNATIONAL FIRE CODE
2018 INTERNATIONAL ENERGY CODE
ANSI ICC A117.1 - CURRENT

CODE ANALYSIS

OCCUPANCY	B - BUSINESS
CONSTRUCTION TYPE	V-B UN-SPRINKLED
ALLOWABLE AREA:	9,000 SF - SINGLE STORY TYPE V-B CONSTRUCTION
AREA MODIFICATIONS	NOT REQUIRED
BUILDING FOOTPRINT AREA:	3,120 SF

SYMBOLS / LEGEND

	ELEVATION NUMBER		NOTE NUMBER		ROOM NAME ROOM NUMBER
	SHEET NUMBER		WINDOW NUMBER		EQUIPMENT NUMBER
	DETAIL, SECTION OR PLAN NUMBER		DOOR NUMBER		ELEV. DATUM POINT
	WALL SECTION NUMBER, BUILDING SECTION LETTER, SHEET NUMBER		REVISION NUMBER		NEW COLUMN GRID NUMBER OR LETTER
	DETAIL NUMBER SHEET NUMBER		INTERIOR FINISH NUMBER		EXISTING COLUMN GRID NUMBER OR LETTER
	DETAIL NUMBER SHEET NUMBER		EXTERIOR FINISH NUMBER		

A DEVELOPMENT FOR A CACTUS WEARING A MUSTACHE LLC

A NEW OFFICE BUILDING

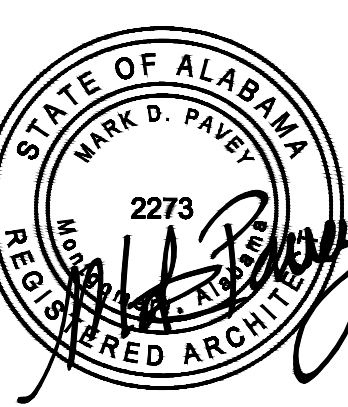
LOT 1 PROFESSIONAL COURT

GULF SHORES, AL 36542

CDG
ARCHITECTURE

Children's Design Group

Mark D. Pavey, A.I.A. - Architect
PO BOX 1365
GULF SHORES, AL 36547
(334)-546-3624
(208)-350-0593 Fax
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Site:
PROFESSIONAL COURT
OFFICE BUILDING
LOT 1
PROFESSIONAL CT
GULF SHORES, AL 36542

Building Type:
OFFICE BUILDING

Drawing Title:
TITLE SHEET

Date: 12/1/2025 Dm: DWS
Ckd: MDP

Drawing Number:
T-1

REVISIONS

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SITE DATA TABLE

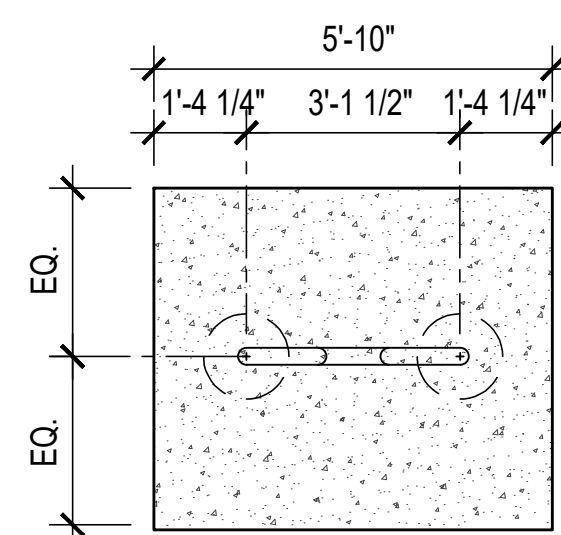
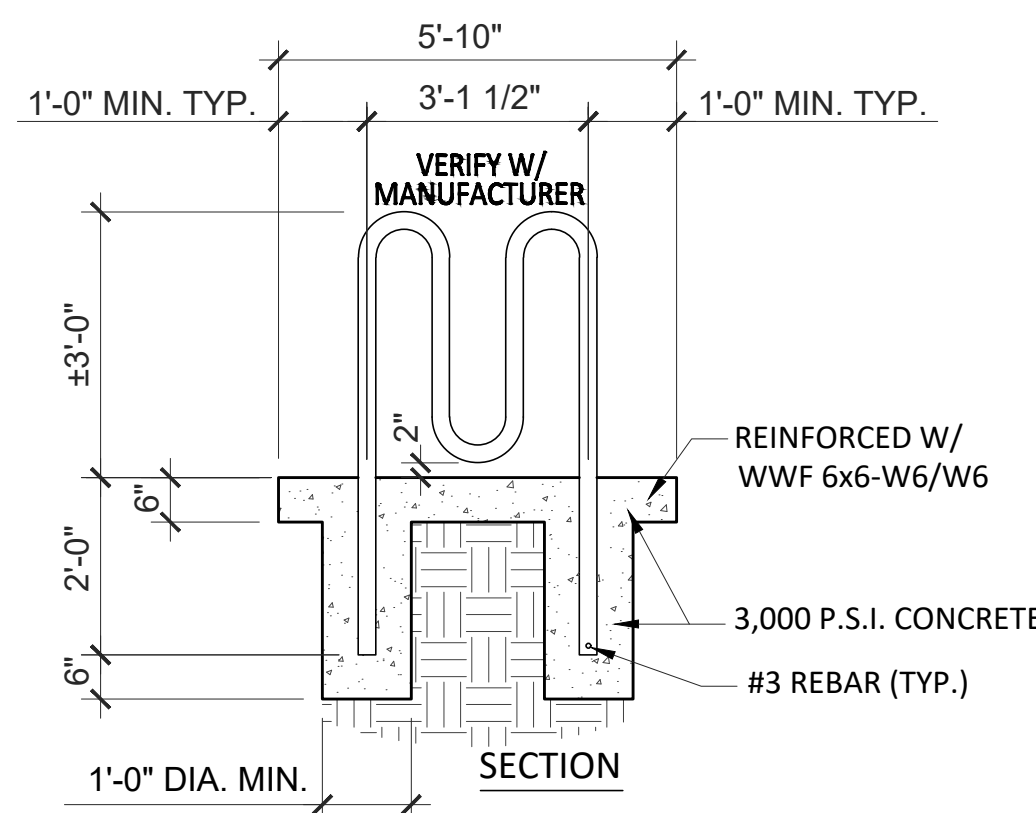
CURRENT ZONING:	BG General Business District		
	LOT 1	LOT 2 (EXISTING)	COMBINED
LOT SIZE ACRES:	0.26	0.255	0.515
LOT SIZE SF:	11236	11129	22365
BLDG HEIGHT (STORIES):	1	2	
UNIT TYPE - MULTI-TENANT OFFICE BUILDING			
NOTE: LOTS 1 & 2 ARE COMBINED			
FRONT SETBACK REQ'D/PROVIDED	0' / 20'	27'	
SIDE SETBACK:	0' / 10'	34'	
REAR SETBACK	20' / 20'	N/A	
AREA UNDER ROOF (SF)	3646	1841	5487
CONCRETE NOT UNDER ROOF (SF)	426	1261	1687
IMPERVIOUS AREA (PARKING/ MISC) (SF):	4896	3704	8600
TOTAL IMPERVIOUS (SF)	8968	6806	15774
IMPERVIOUS (%):	79.8%	61.2%	70.5%
IMPERVIOUS MAX	85.0%	85.0%	85.0%
BUILDING COVERAGE			
BUILDING COVERAGE AREA (SF):	3120	1670	4790
PORCH (SF):	749	178	927
TOTAL (SF):	3869	1849	5718
BUILDING COVERAGE (%)			
BUILDING AREA (%):	27.8%	15.0%	21.4%
OTHER (PORCH) (%):	6.7%	1.6%	4.1%
TOTAL (%):	34.4%	16.6%	25.6%
LANDSCAPE COVERAGE CALC			
AREA UNDER ROOF (SF)	3646	1841	5487
CONCRETE NOT UNDER ROOF (SF)	426	1261	1687
PARKING (SF):	4896	3704	8600
TOTAL LANDSCAPE AREA (SF):	2268	4323	6591
LANDSCAPE COVERAGE (%):	20.2%	38.8%	
FLOOR AREA RATIO	3120	3340	6460
FLOORS	1	2	
FAR: (200% MAX.)	27.8%	30.0%	28.9%
PARKING REQUIREMENT (1/200 SF GFA):	3120/200 = 15.6 (15)	3340/200 = 16.7 (16)	31
PARKING PROVIDED:		HANDICAP 2 SPACES BICYCLE 2 SPACES	

NOTES

- Horizontal massing and modulation is required as stipulated in Article 16-1 of the Zoning Ordinance.
- Postal numbers shall be placed on the front and rear facades when facing an alley or the Intracoastal Waterway
- Frontage fences shall be of masonry, ornamental metal, durable wood, or a combination thereof as approved by the reviewing authority
- Shared drives are encouraged between adjacent lots to minimize curb cuts along the street

SITE PLAN KEYED NOTES

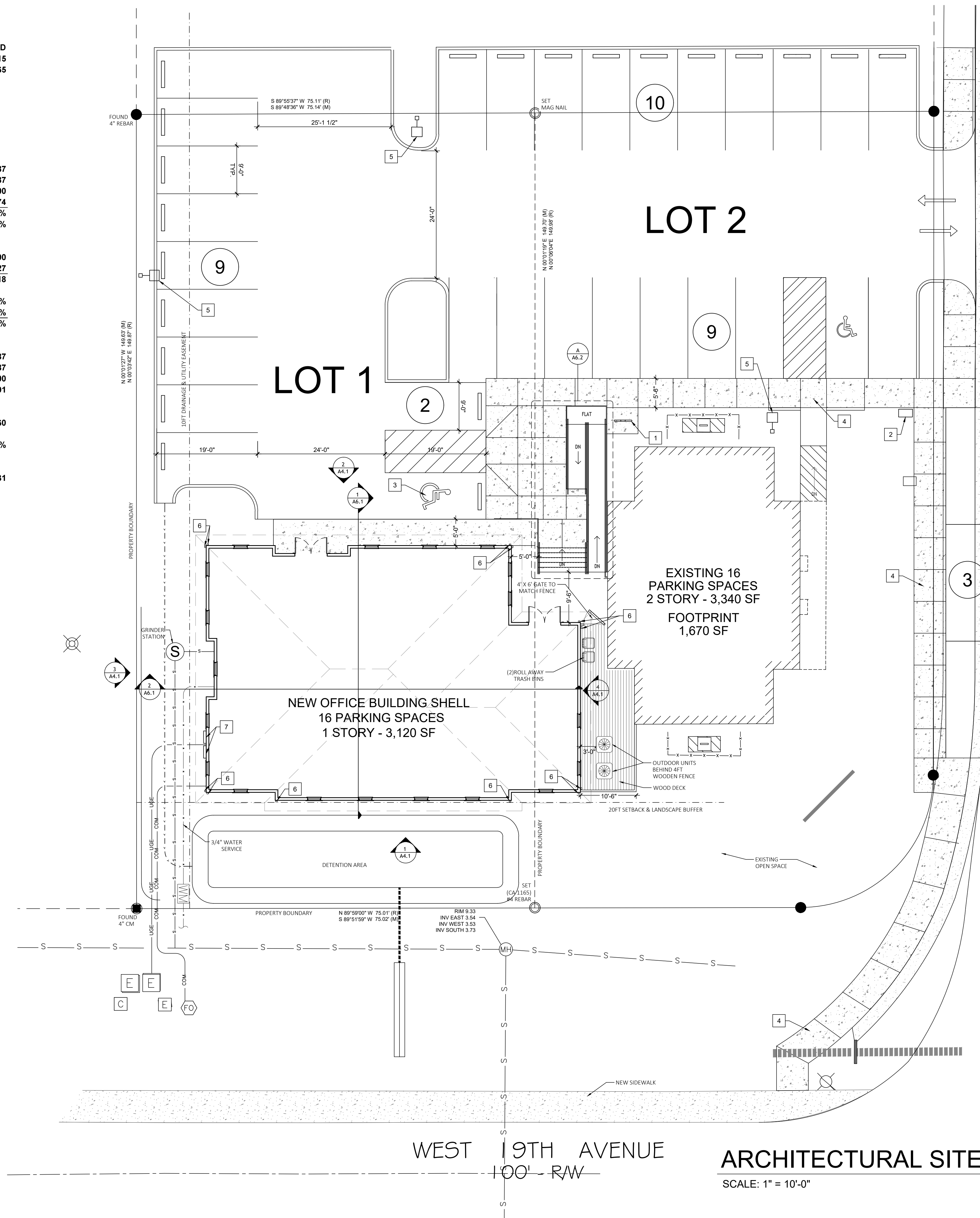
- BIKE RACK - SEE 1/X-1
- MAILBOX
- HC PARKING SIGNAGE - SEE CIVIL DRAWINGS
- SIDEWALK - SEE CIVIL DRAWINGS
- LOT LIGHT - SEE ELECTRICAL DRAWINGS
- DOWNSPOUT
- METER AND C.T. CABINET INSTALL BY G.C., G.C. SHALL VERIFY EXACT LOCATION (PRIOR TO ROUGH-IN) WITH ELECTRIC UTILITY REP.



NOTES:

- BIKE RACK ASSEMBLY TO BE 2 - 7/8 INCH OUTSIDE DIAMETER, SCHEDULE 40 STEEL PIPE, POWDER COATED, LOOP TYPE, MODEL NO. 125-20 AS MANUFACTURED BY DUMOR, INC., P.O. BOX 142, MIFFLIN TOWN, PA 17059-0142, OR APPROVED EQUAL.
- SEE THE PROJECT PLANS FOR BIKE RACK LOCATION.

1 BICYCLE RACK
X-1 NOT TO SCALE

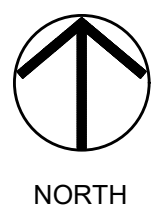


WEST 19TH AVENUE
100' - RW

ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"

PROFESSIONAL COURT
50' - RW



A DEVELOPMENT FOR A CACTUS WEARING A MUSTACHE LLC

A NEW OFFICE BUILDING

LOT 1 PROFESSIONAL COURT
GULF SHORES, AL 36542



Children's Design Group
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(334) 546-3824
(206) 550-0593 FAX
child.design@mindspring.com



Site:
PROFESSIONAL COURT
OFFICE BUILDING
LOT 1
PROFESSIONAL CT
GULF SHORES, AL 36542

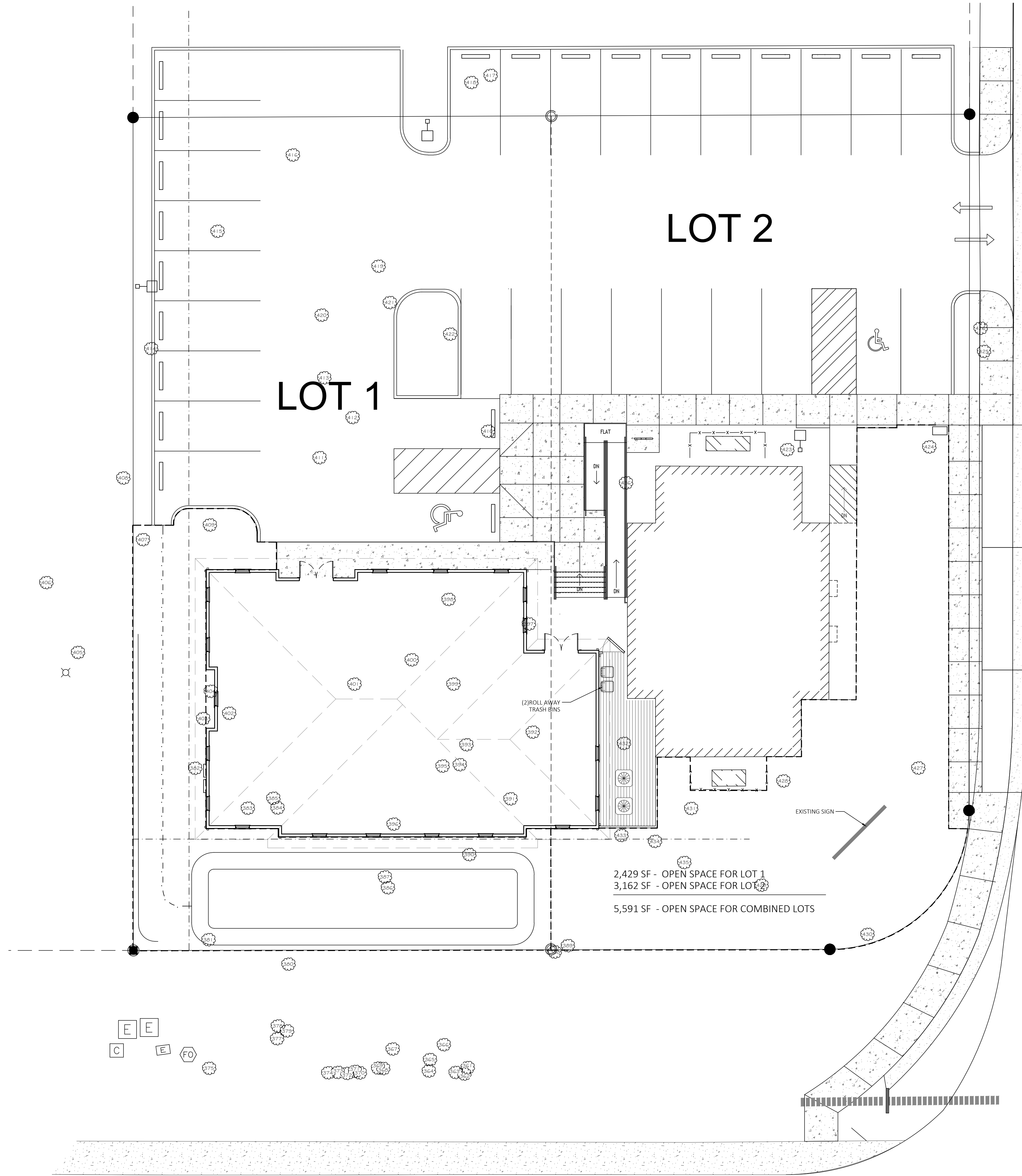
Building Type:
OFFICE BUILDING

Drawing Title:
ARCHITECTURAL
SITE PLAN

Date: 12/1/2025
Dwn: DWS
Ckd: MDP

Drawing Number:
X-1

REVISIONS



PROFESSIONAL COURT
50' - RW

WEST 19TH AVENUE

**OPEN SPACE & REFUSE
COLLECTION PLAN**

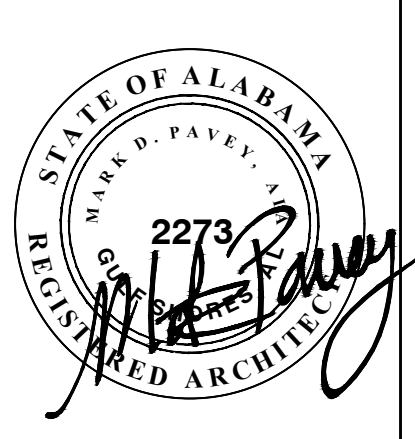
SCALE: 1" = 10'-0"



A DEVELOPMENT FOR A CACTUS WEARING A MUSTACHE LLC
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A NEW OFFICE BUILDING
 LOT 1 PROFESSIONAL COURT
 GULF SHORES, AL 36542

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Site:
 PROFESSIONAL COURT
 OFFICE BUILDING
 LOT 1
 PROFESSIONAL CT
 GULF SHORES, AL 36542

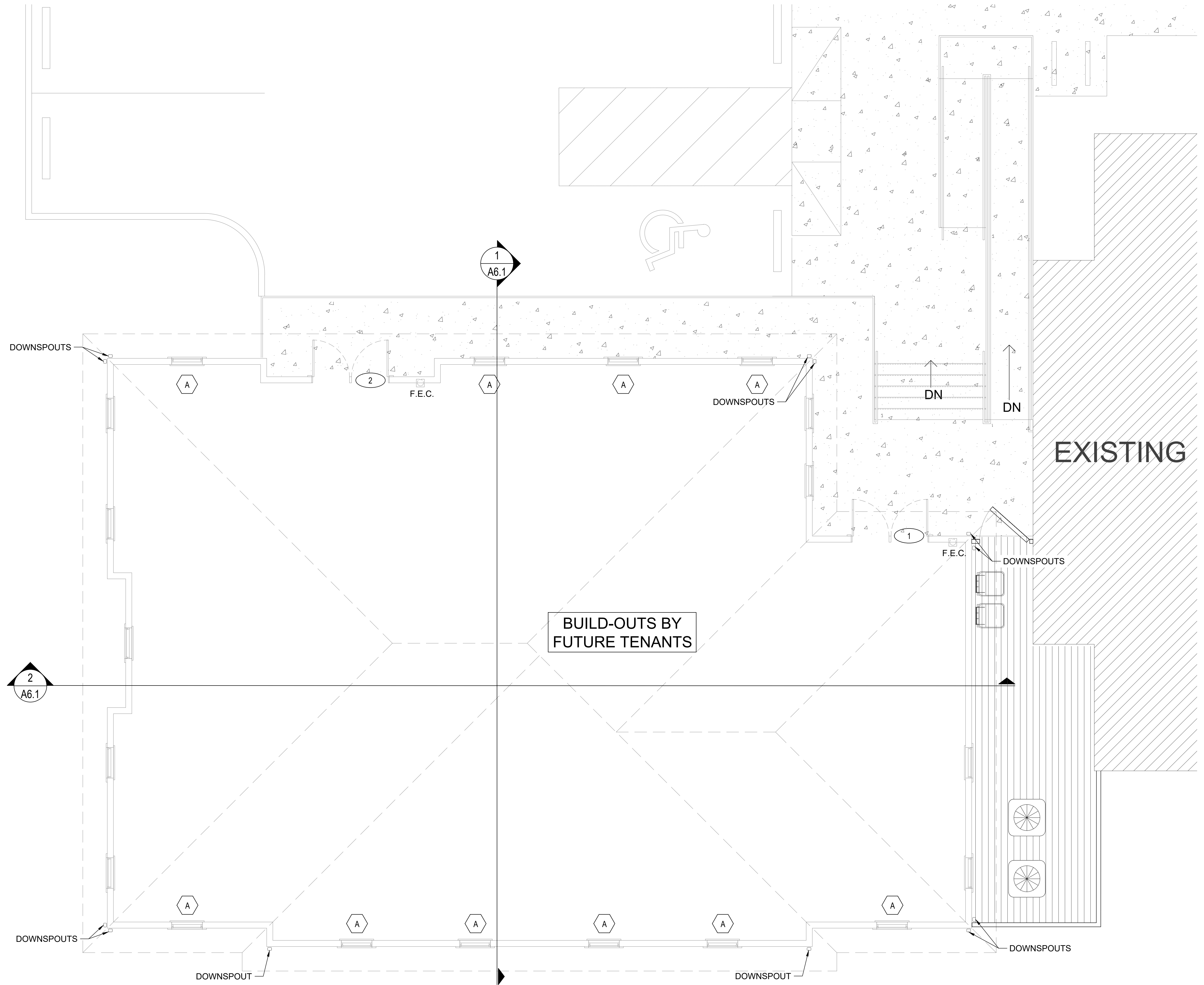
Building Type:
 OFFICE BUILDING

Drawing Title:
 OPEN SPACE &
 REFUSE
 COLLECTION PLAN

Date: 12/1/2025
 Drn: DWS
 Ckd: MDP

Drawing Number:
X-2

REVISIONS

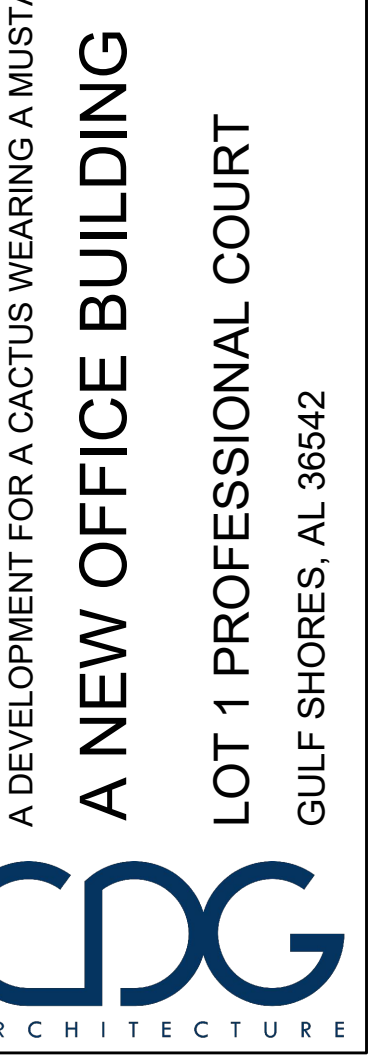


FLOOR PLAN

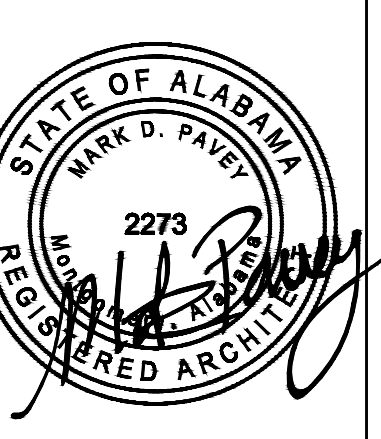
SCALE 1/4" = 1'-0"



A DEVELOPMENT FOR A CACTUS WEARING A MUSTACHE LLC
A NEW OFFICE BUILDING
 LOT 1 PROFESSIONAL COURT
 GULF SHORES, AL 36542



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Site:
 PROFESSIONAL COURT
 OFFICE BUILDING
 LOT 1
 PROFESSIONAL CT
 GULF SHORES, AL 36542

Building Type:
 OFFICE BUILDING

Drawing Title:
 FLOOR PLAN

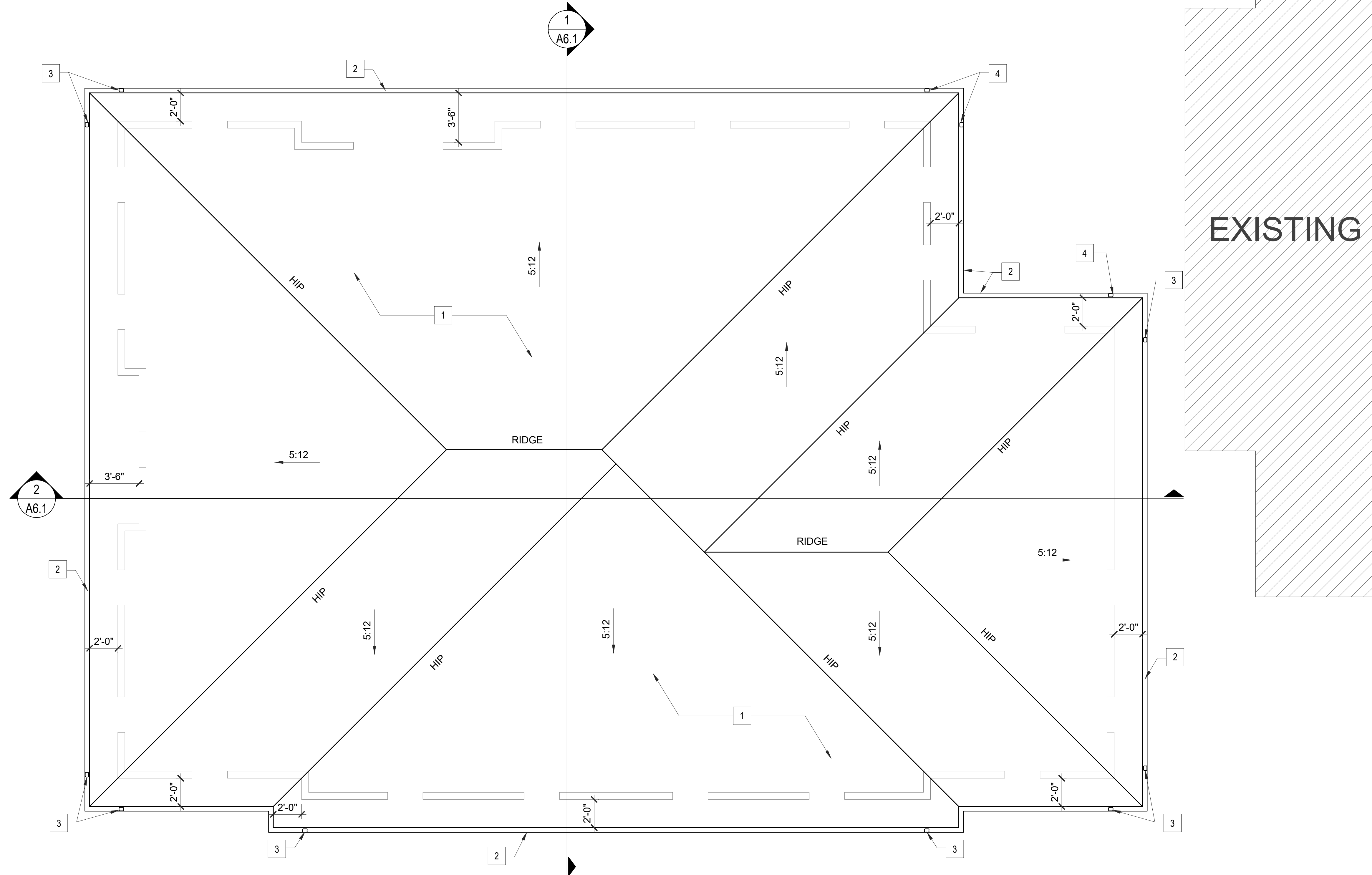
Date: 12/1/2025
 Dwn: DWS
 Ckd: MDP

Drawing Number:
 A-1.1

REVISIONS

CONSTRUCTION NOTES:

1. FIBERGLASS SHINGLE ROOFING OVER HT PEEL & STICK MEMBRANE OVER CDX ROOF DECK
2. SEAMLESS ALUMINUM GUTTER
3. DOWNSPOUT LOCATIONS. SEE EXTERIOR ELEVATIONS FOR EXACT LOCATIONS.
4. DOWNSPOUT LOCATIONS THRU SIDEWALK. SEE EXTERIOR ELEVATIONS FOR EXACT LOCATIONS.



ROOF PLAN

SCALE 1/4" = 1'-0"

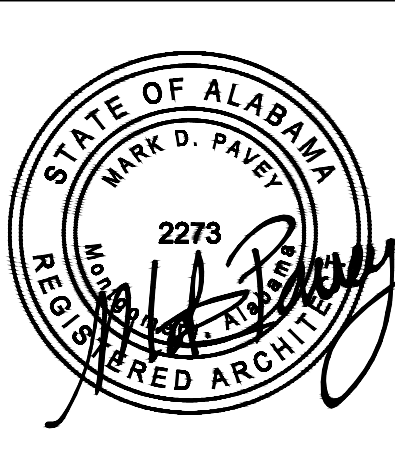
A DEVELOPMENT FOR A CACTUS WEARING A MUSTACHE LLC

A NEW OFFICE BUILDING

LOT 1 PROFESSIONAL COURT
GULF SHORES, AL 36542



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Site:
PROFESSIONAL COURT
OFFICE BUILDING
LOT 1
PROFESSIONAL CT
GULF SHORES, AL 36542

Building Type:
OFFICE BUILDING

Drawing Title:
ROOF PLAN

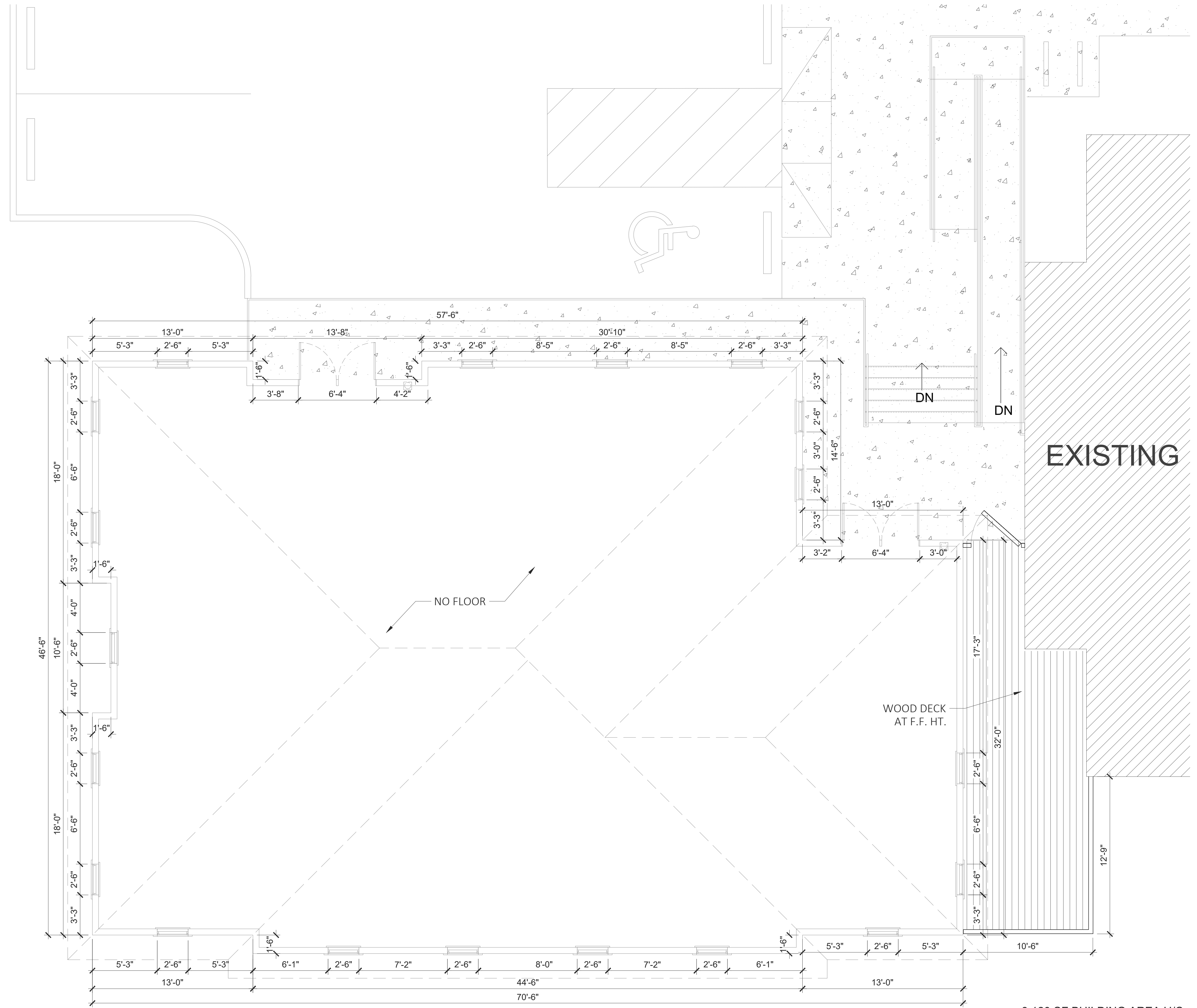
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Ckd: MDP

Drawing Number:
A-1.2

REVISIONS

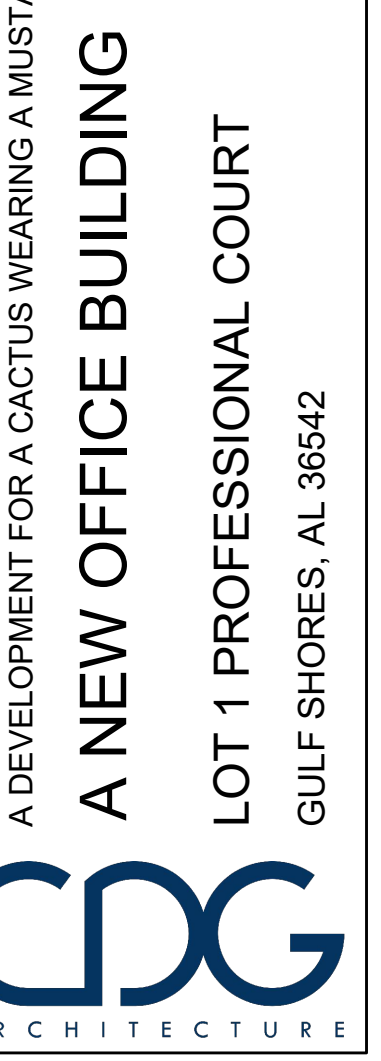
NO.	DATE	DESCRIPTION

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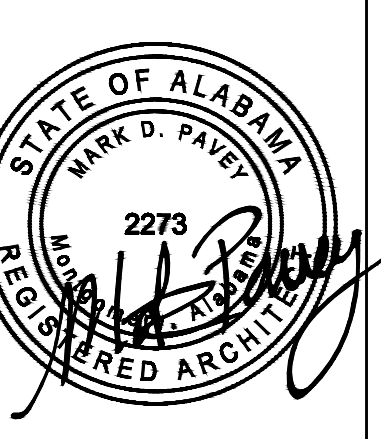


DIMENSIONED FLOOR PLAN
SCALE: 1/4" = 1'-0"

A DEVELOPMENT FOR A CACTUS WEARING A MUSTACHE LLC
A NEW OFFICE BUILDING
 LOT 1 PROFESSIONAL COURT
 GULF SHORES, AL 36542



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Site:
 PROFESSIONAL COURT
 OFFICE BUILDING
 LOT 1
 PROFESSIONAL CT
 GULF SHORES, AL 36542

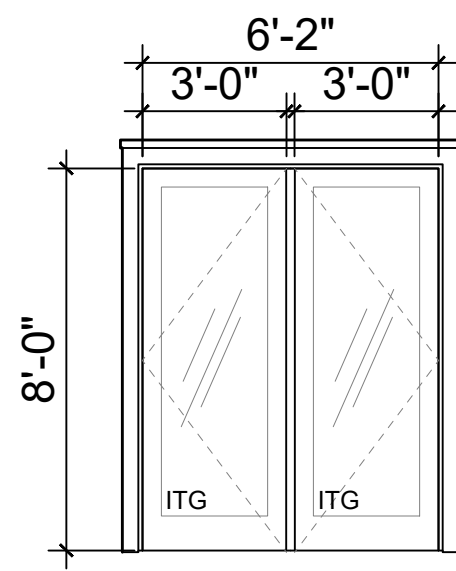
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 OFFICE BUILDING

Drawing Title:
 DIMENSIONED
 FLOOR PLAN

Date: 12/1/2025
 Dwn: DWS
 Ckd: MDP

Drawing Number:
A-1.3

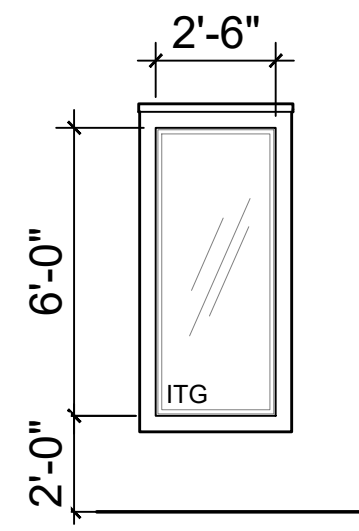
REVISIONS



1
GALVANIZED STEEL DOORS WITH POLY CORE COMPOSITE FRAME IMPACT RATED
LEGEND
ITG INSULATED TEMPERED GLASS

DOOR TYPES

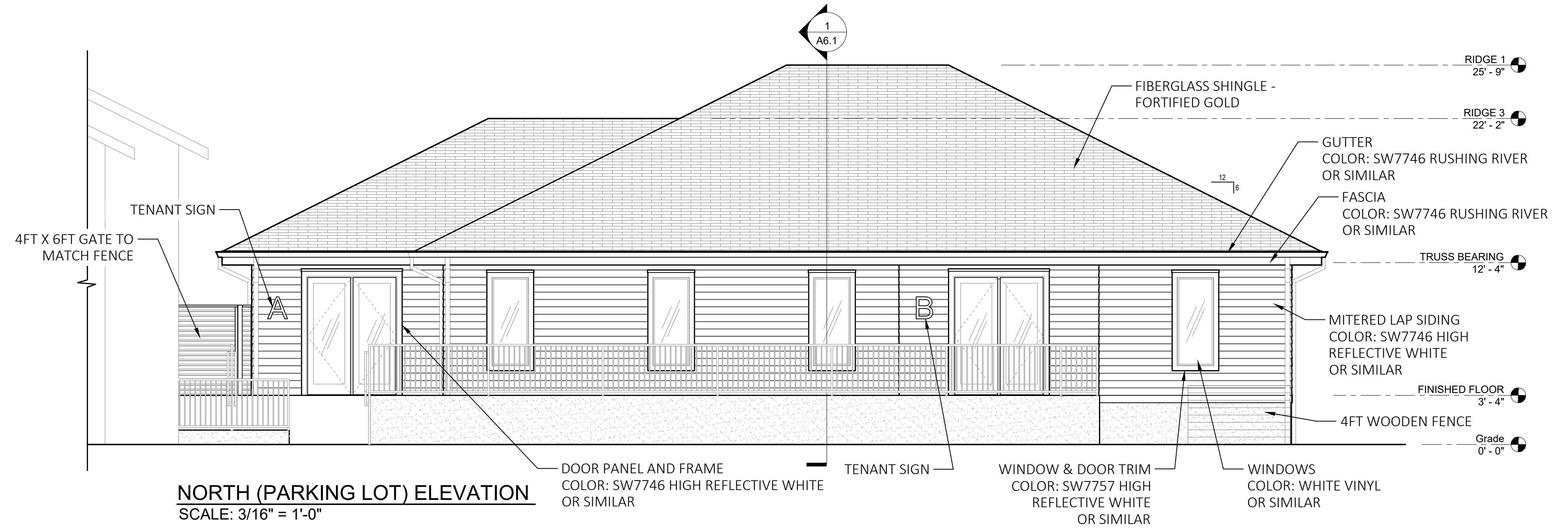
SCALE: 1/4" = 1'-0"



A
FIXED VINYL TEMPERED INSULATED GLASS IMPACT RATED

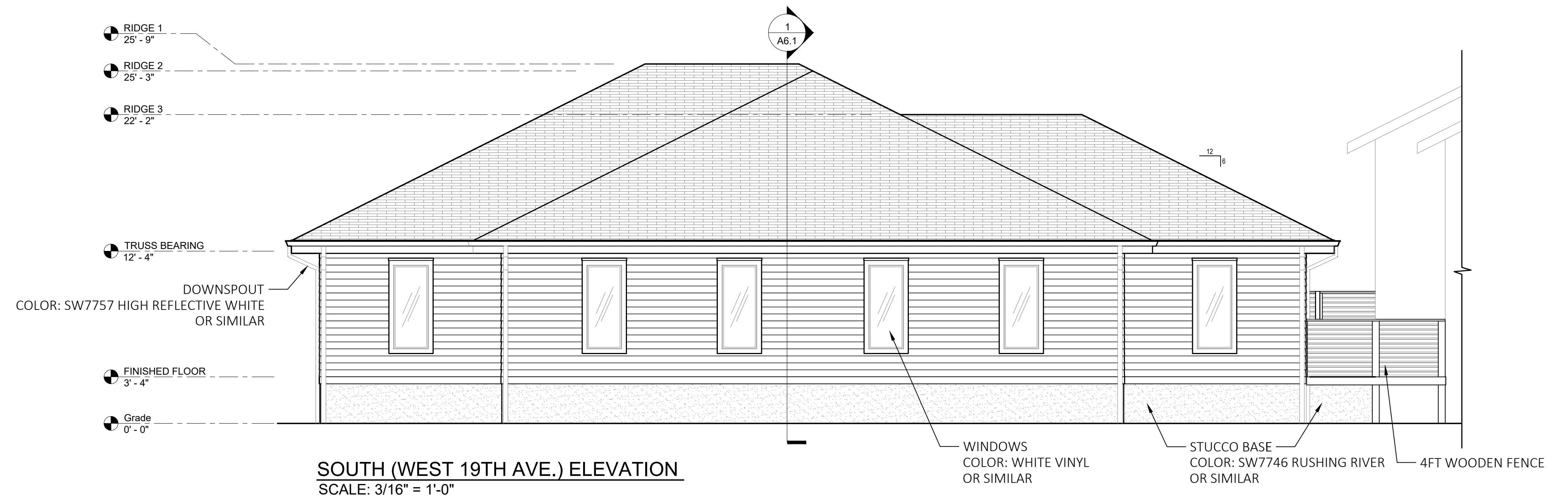
WINDOW TYPES

SCALE: 1/4" = 1'-0"



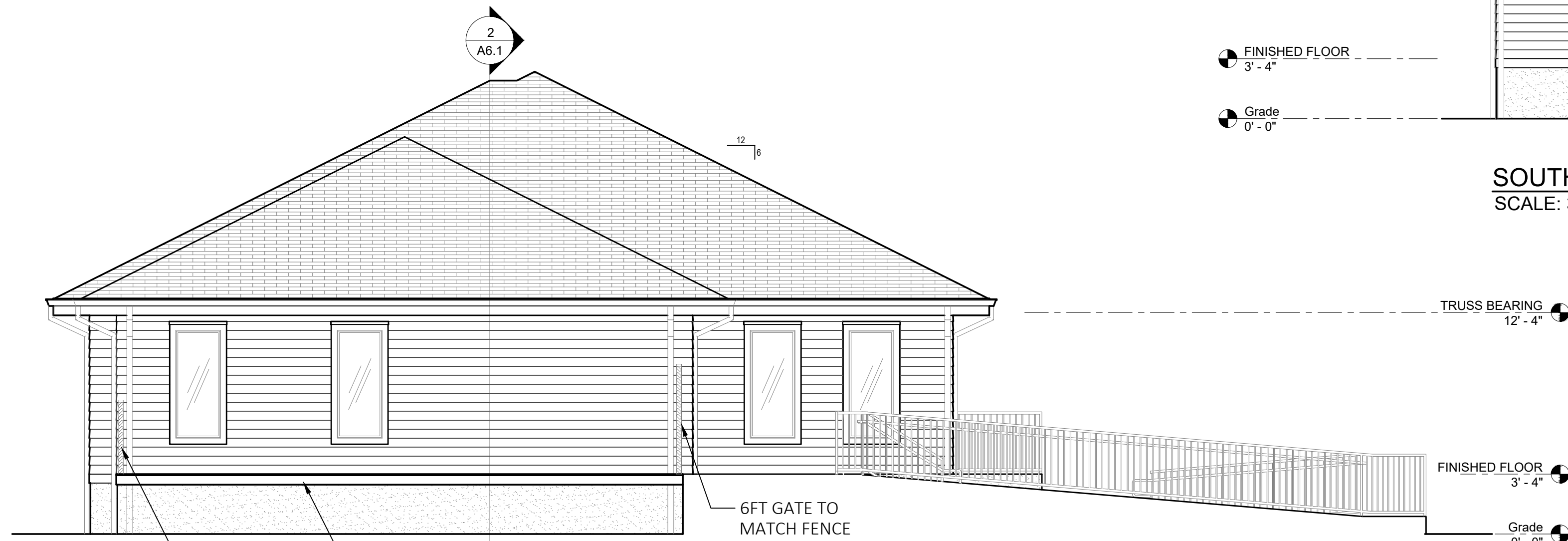
NORTH (PARKING LOT) ELEVATION

SCALE: 3/16" = 1'-0"



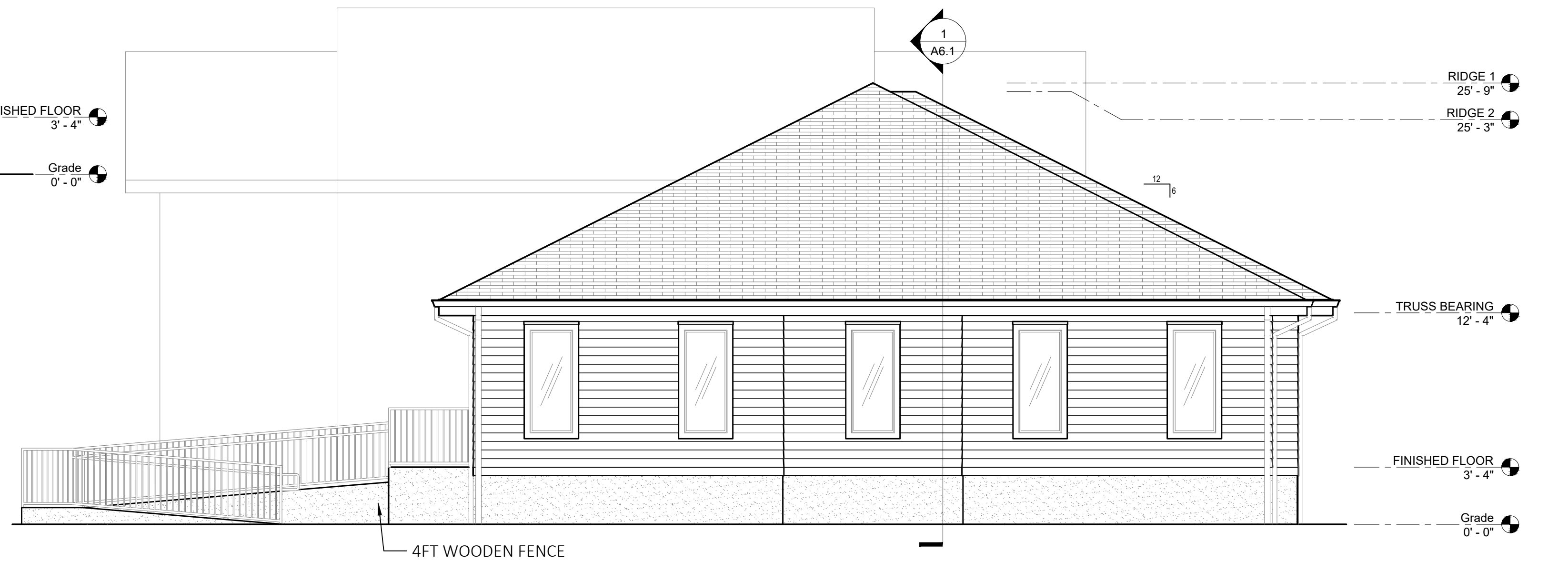
SOUTH (WEST 19TH AVE.) ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION

SCALE: 3/16" = 1'-0"

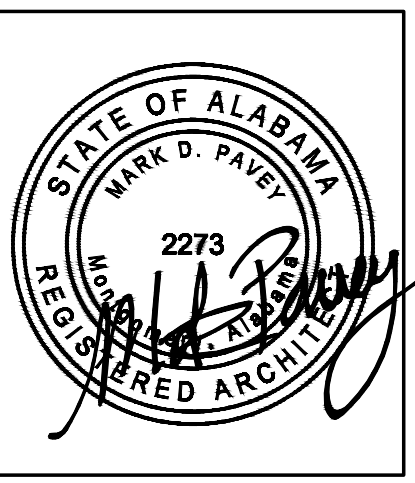


WEST ELEVATION

SCALE: 3/16" = 1'-0"

A DEVELOPMENT FOR A CACTUS WEARING A MUSTACHE LLC
A NEW OFFICE BUILDING
LOT 1 PROFESSIONAL COURT
GULF SHORES, AL 36542

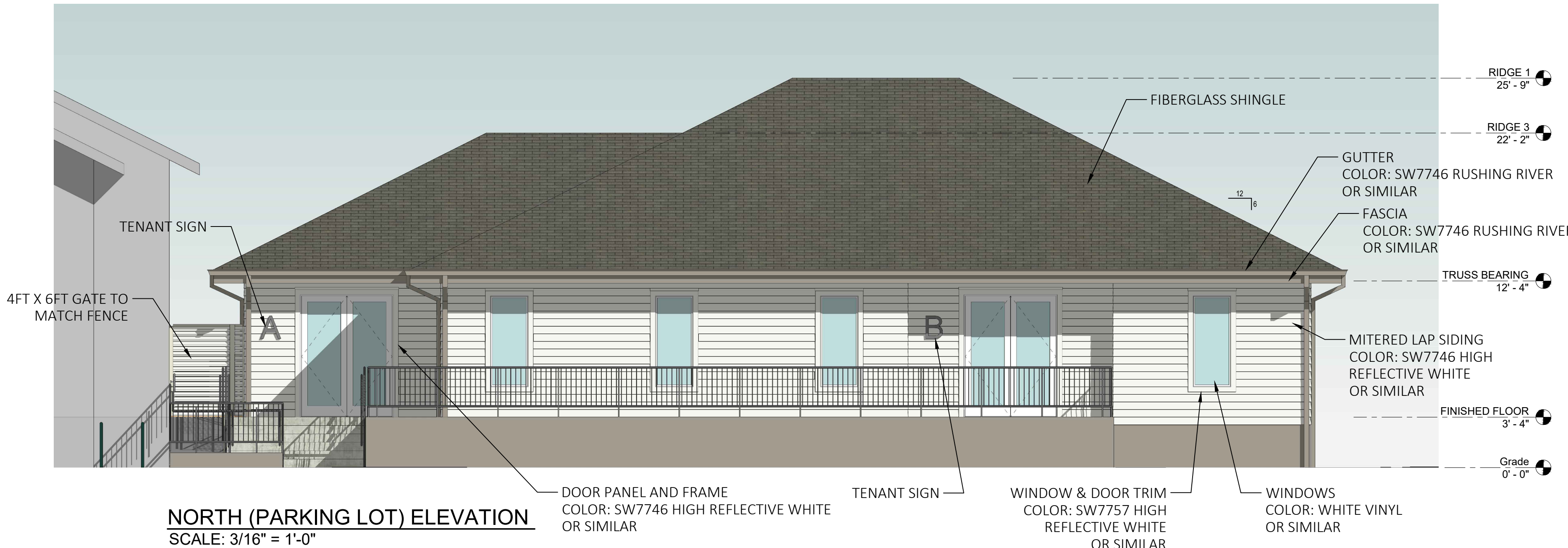
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Site:
PROFESSIONAL COURT
OFFICE BUILDING
LOT 1
PROFESSIONAL CT
GULF SHORES, AL 36542
Building Type:
OFFICE BUILDING

Drawing Title:
EXTERIOR
ELEVATIONS + DOOR
& WINDOW TYPES
Date: 12/1/2025 Dm: DWS
Ckd: MDP
Drawing Number:
A-4.0

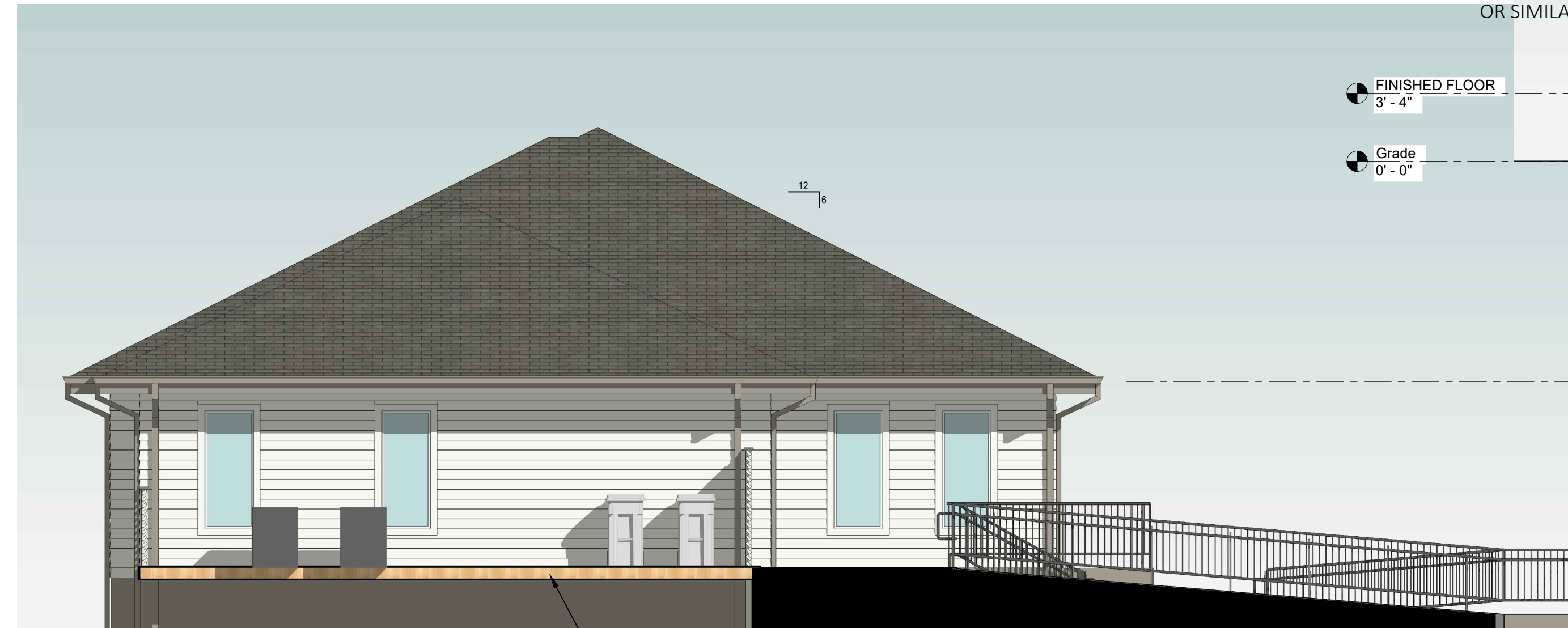
REVISIONS



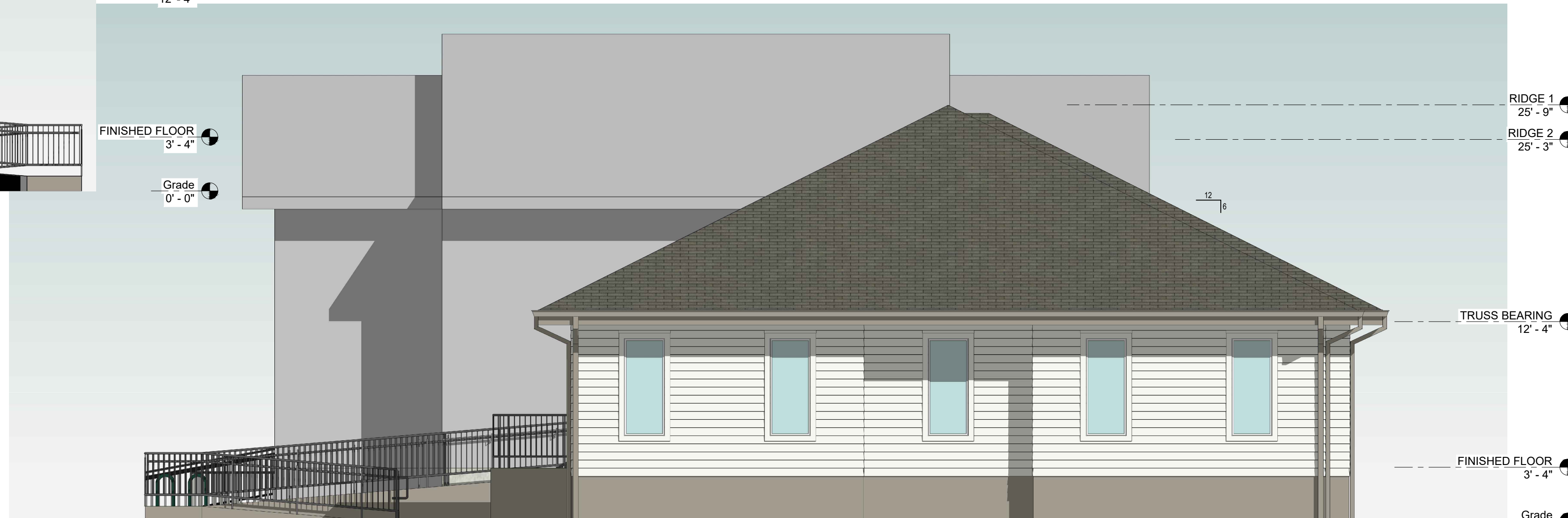
NORTH (PARKING LOT) ELEVATION
SCALE: 3/16" = 1'-0"



SOUTH (WEST 19TH AVE.) ELEVATION
SCALE: 3/16" = 1'-0"



EAST ELEVATION
SCALE: 3/16" = 1'-0"



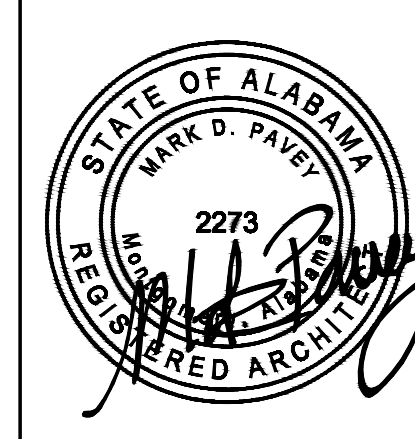
WEST ELEVATION
SCALE: 3/16" = 1'-0"

A DEVELOPMENT FOR A CACTUS WEARING A MUSTACHE LLC
A NEW OFFICE BUILDING
 LOT 1 PROFESSIONAL COURT
 GULF SHORES, AL 36542

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Site:
 PROFESSIONAL COURT
 OFFICE BUILDING
 LOT 1
 PROFESSIONAL CT
 GULF SHORES, AL 36542

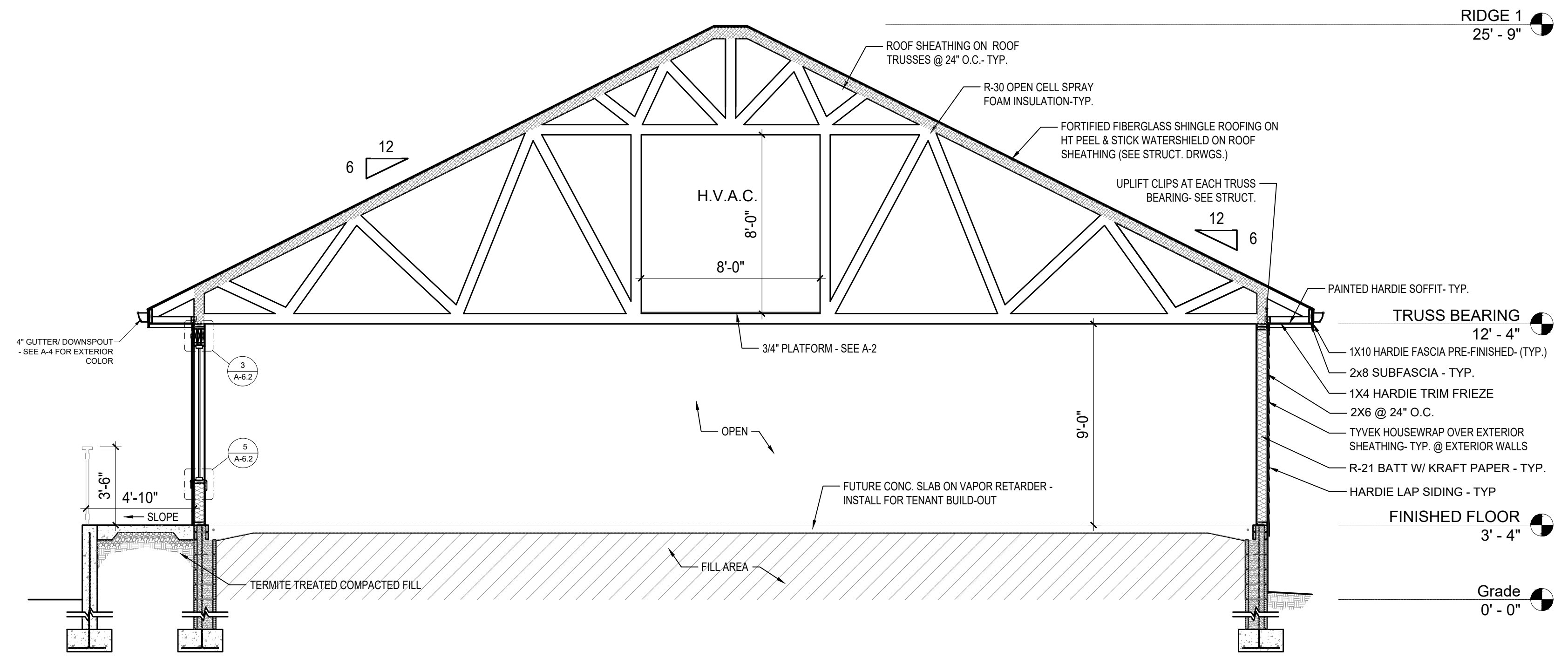
Building Type:
 OFFICE BUILDING

Drawing Title:
 COLOR EXTERIOR
 ELEVATIONS

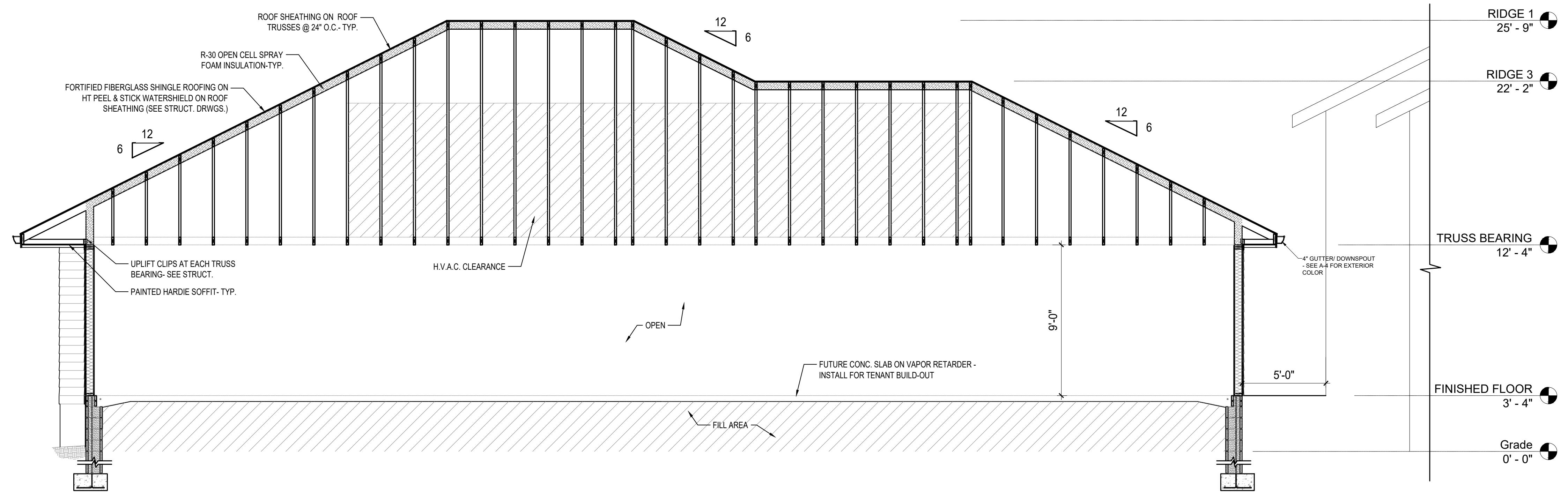
Date: 12/1/2025
 Dm: DWS
 Ckd: MDP

Drawing Number:
A-4.1

REVISIONS



1 BUILDING SECTION
1/4" = 1'-0"

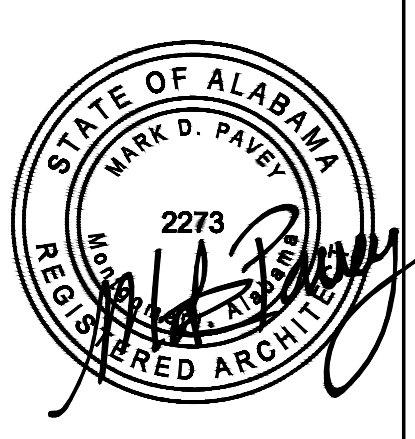


2 BUILDING SECTION
1/4" = 1'-0"

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A DEVELOPMENT FOR A CACTUS WEARING A MUSTACHE LLC
A NEW OFFICE BUILDING
 LOT 1 PROFESSIONAL COURT
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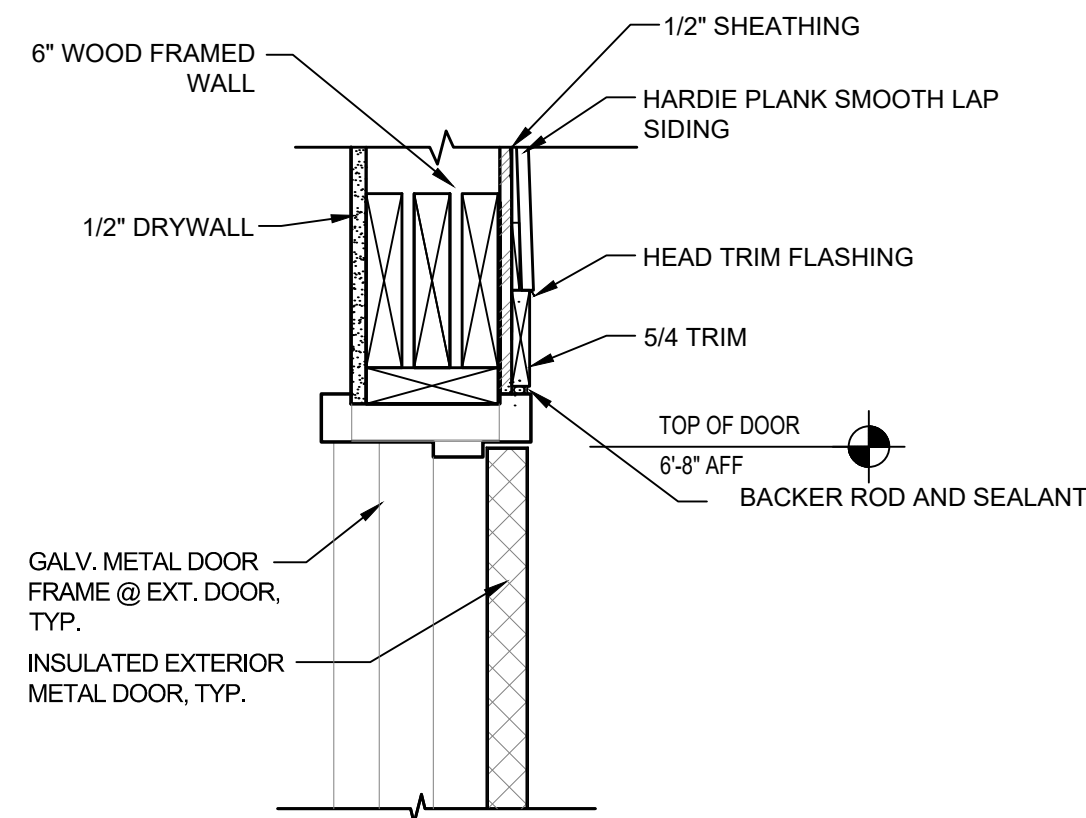
Site:
 PROFESSIONAL COURT
 OFFICE BUILDING
 LOT 1
 PROFESSIONAL CT
 GULF SHORES, AL 36542
 Building Type:
 OFFICE BUILDING

Drawing Title:
 BUILDING SECTIONS

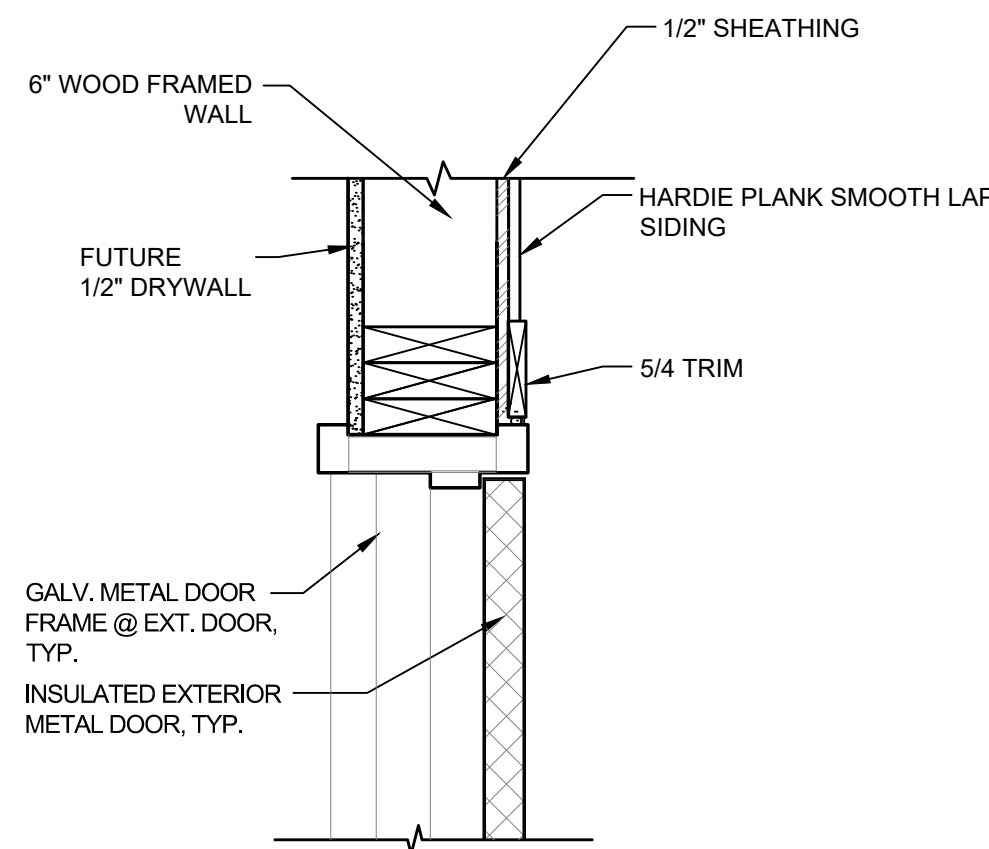
Date: 12/1/2025 Dm: DWS
 Ckd: MDP

Drawing Number:
A-6.1

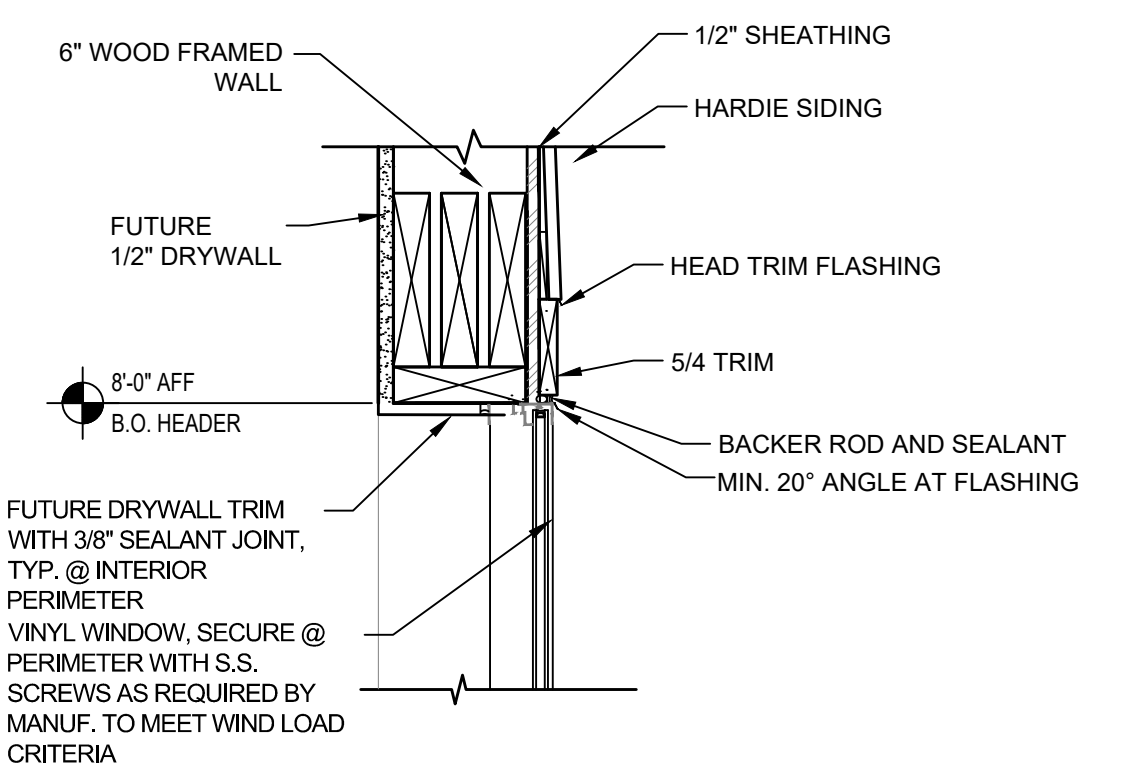
REVISIONS



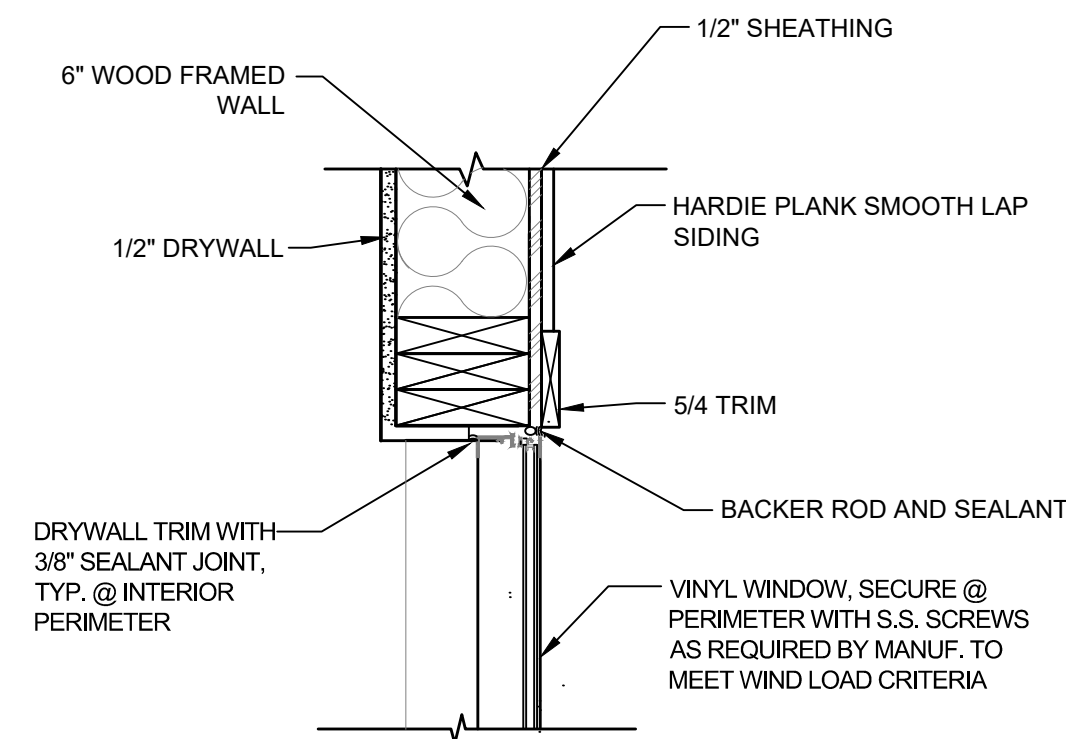
1 TYP. H.M. EXT. DOOR HEAD
1 1/2" = 1'-0"



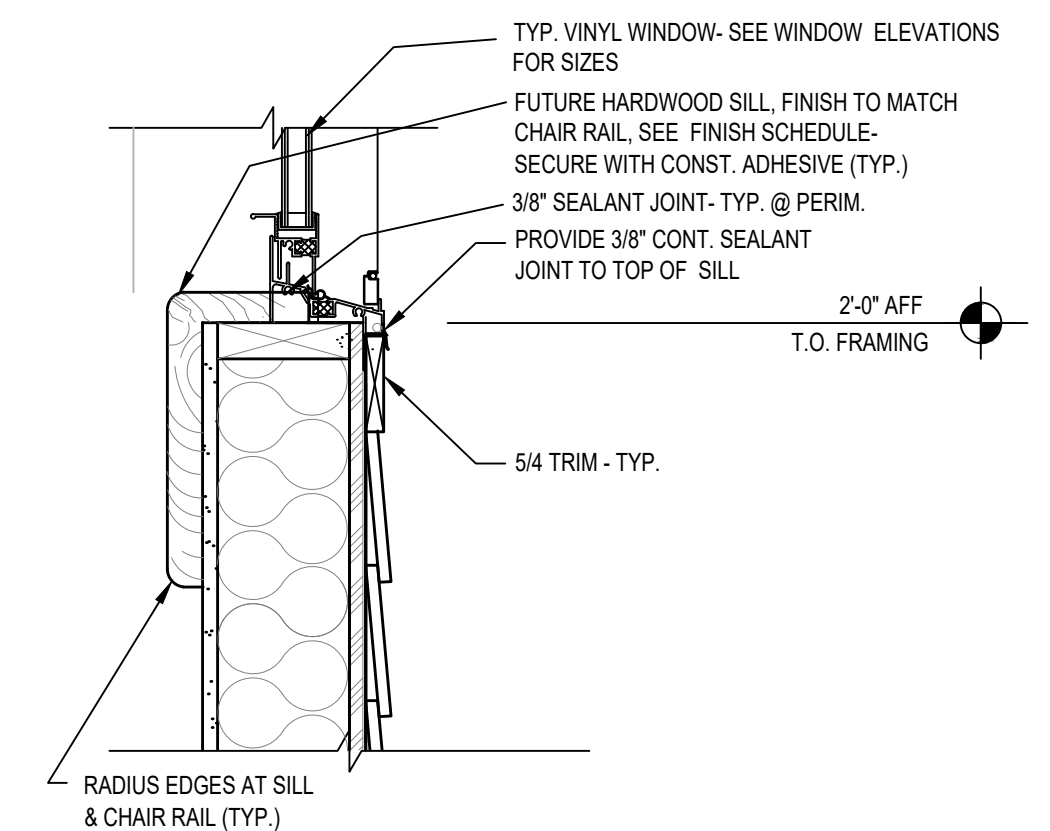
2 TYP. H.M. EXT. DOOR JAMB
1 1/2" = 1'-0"



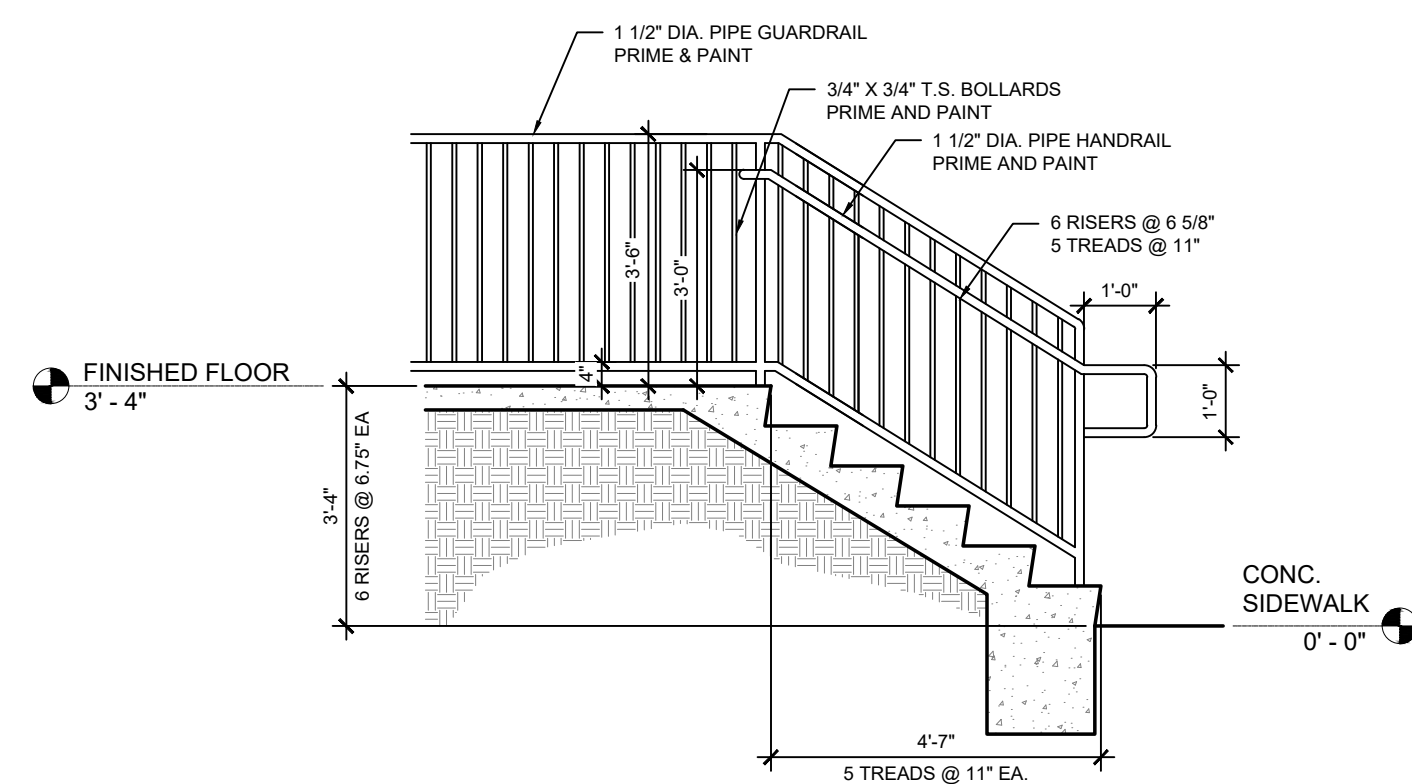
3 TYP. EXT. WINDOW HEAD
1 1/2" = 1'-0"



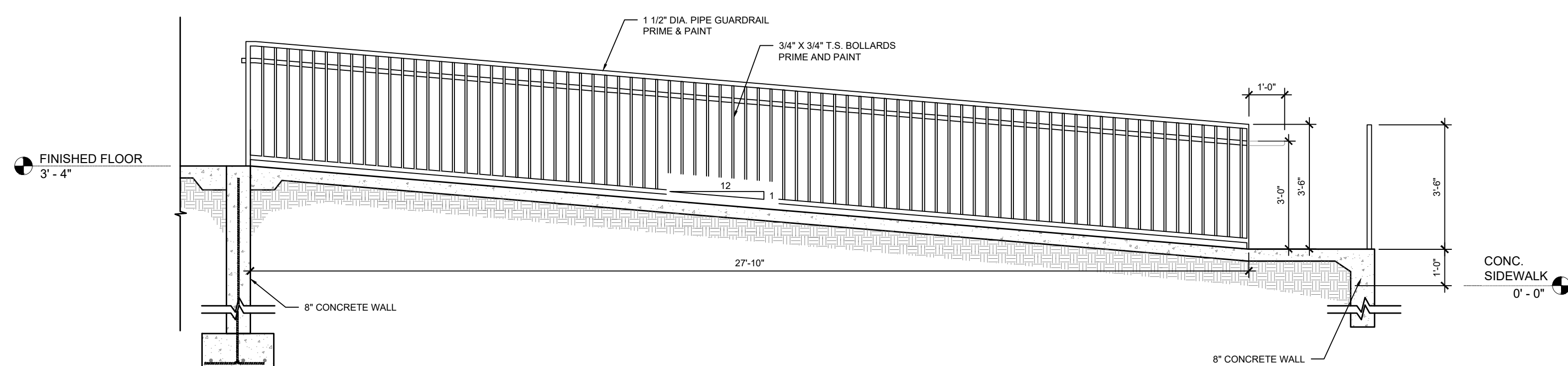
4 TYP. EXT. WINDOW JAMB
1 1/2" = 1'-0"



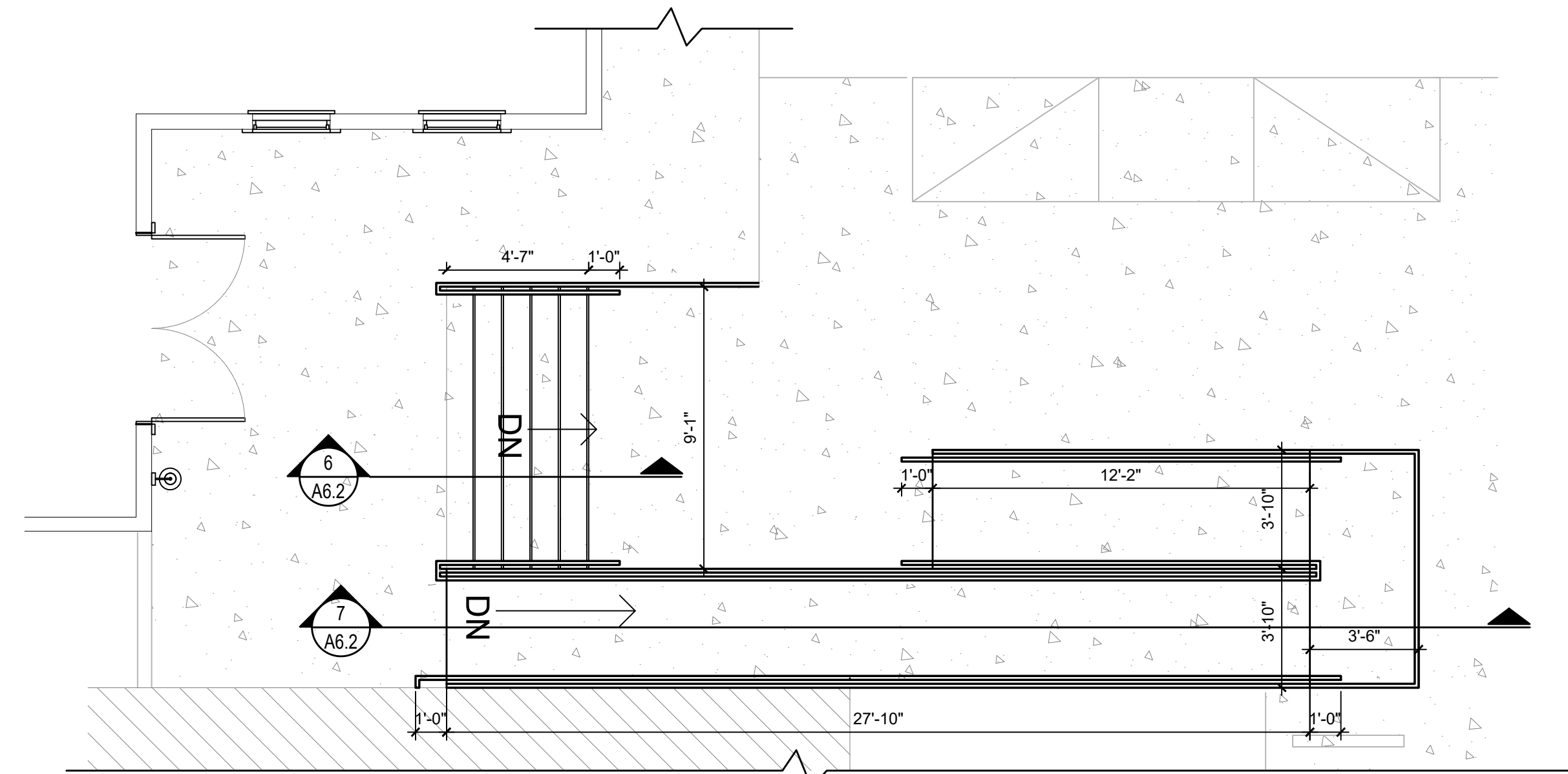
5 TYP. EXT. WINDOW SILL
1 1/2" = 1'-0"



6 STAIR SECTION
3/8" = 1'-0"



7 RAMP SECTION
3/8" = 1'-0"



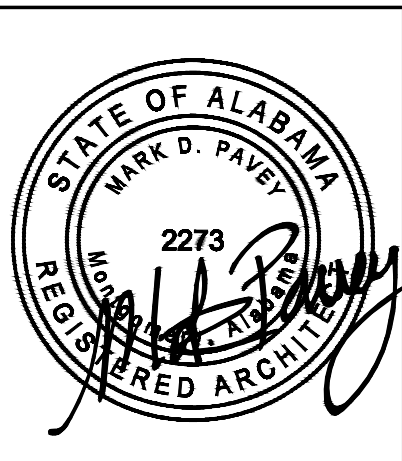
A SECTIONS
1/4" = 1'-0"

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A NEW OFFICE BUILDING
LOT 1 PROFESSIONAL COURT
GULF SHORES, AL 36542



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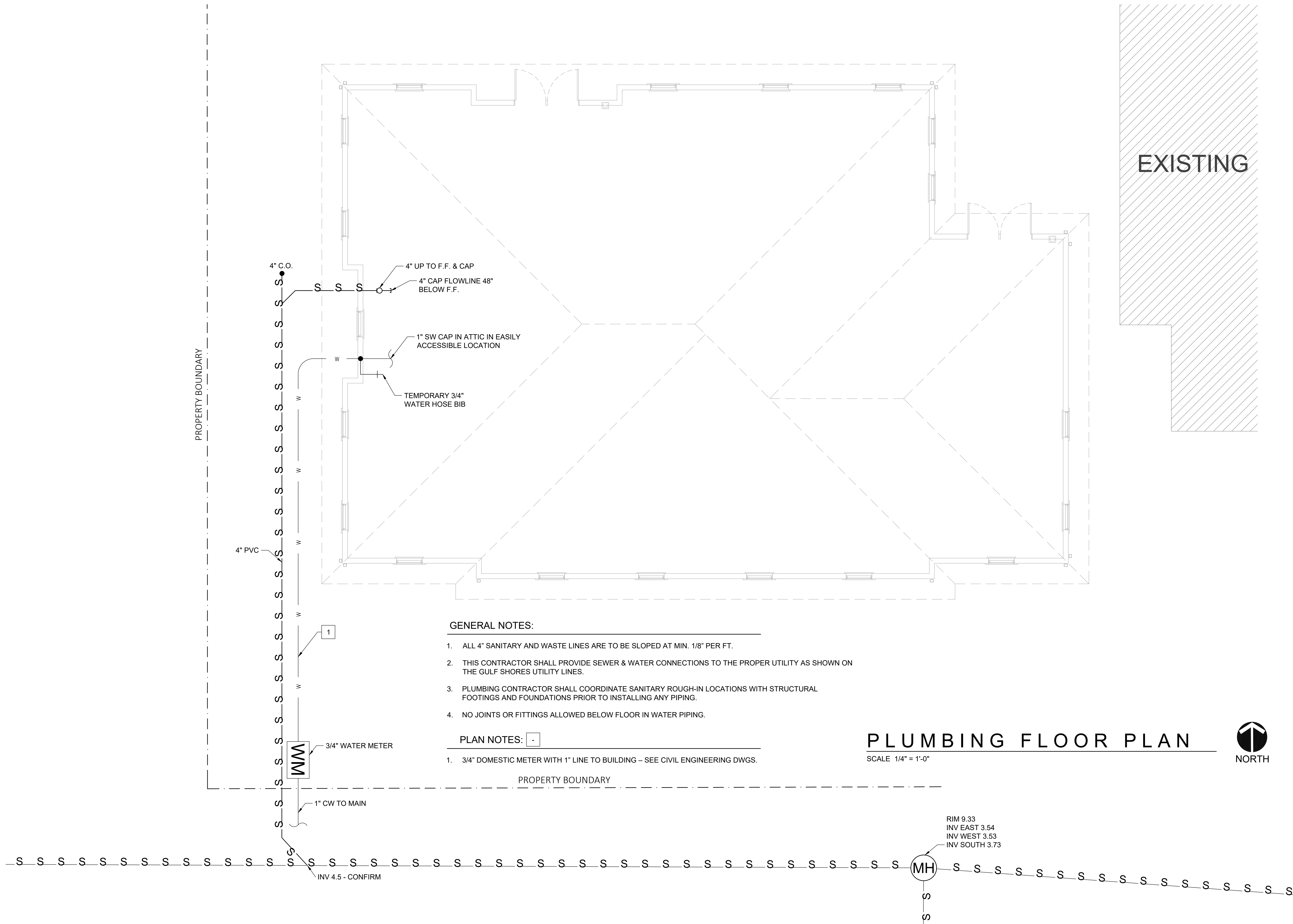
Site:
PROFESSIONAL COURT
OFFICE BUILDING
LOT 1
PROFESSIONAL CT
GULF SHORES, AL 36542
Building Type:
OFFICE BUILDING

Drawing Title:
SECTION DETAILS

Date: 12/1/2025
Drm: DWS
Ckd: MDP

Drawing Number:
A-6.2

REVISIONS



GENERAL NOTES:

1. ALL 4" SANITARY AND WASTE LINES ARE TO BE SLOPED AT MIN. 1/8" PER FT.
2. THIS CONTRACTOR SHALL PROVIDE SEWER & WATER CONNECTIONS TO THE PROPER UTILITY AS SHOWN ON THE GULF SHORES UTILITY LINES.
3. PLUMBING CONTRACTOR SHALL COORDINATE SANITARY ROUGH-IN LOCATIONS WITH STRUCTURAL FOOTINGS AND FOUNDATIONS PRIOR TO INSTALLING ANY PIPING.
4. NO JOINTS OR FITTINGS ALLOWED BELOW FLOOR IN WATER PIPING.

PLAN NOTES:

1. 3/4" DOMESTIC METER WITH 1" LINE TO BUILDING – SEE CIVIL ENGINEERING DWGS.

PLUMBING FLOOR PLAN

SCALE 1/4" = 1'-0"



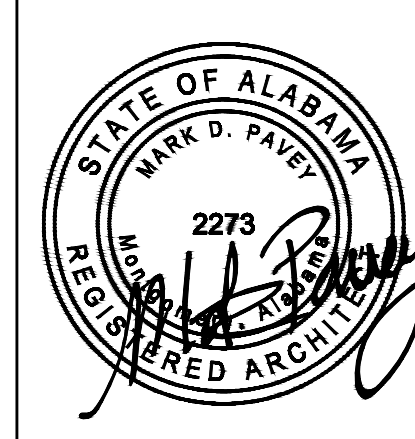
EXISTING

A DEVELOPMENT FOR A CACTUS WEARING A MUSTACHE LLC
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A NEW OFFICE BUILDING
 LOT 1 PROFESSIONAL COURT
 GULF SHORES, AL 36542

CHILDREN'S DESIGN GROUP ARCHITECTURE

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 child.design@mindspring.com



Site:
 PROFESSIONAL COURT
 OFFICE BUILDING
 LOT 1
 PROFESSIONAL CT
 GULF SHORES, AL 36542

Building Type:
 OFFICE BUILDING

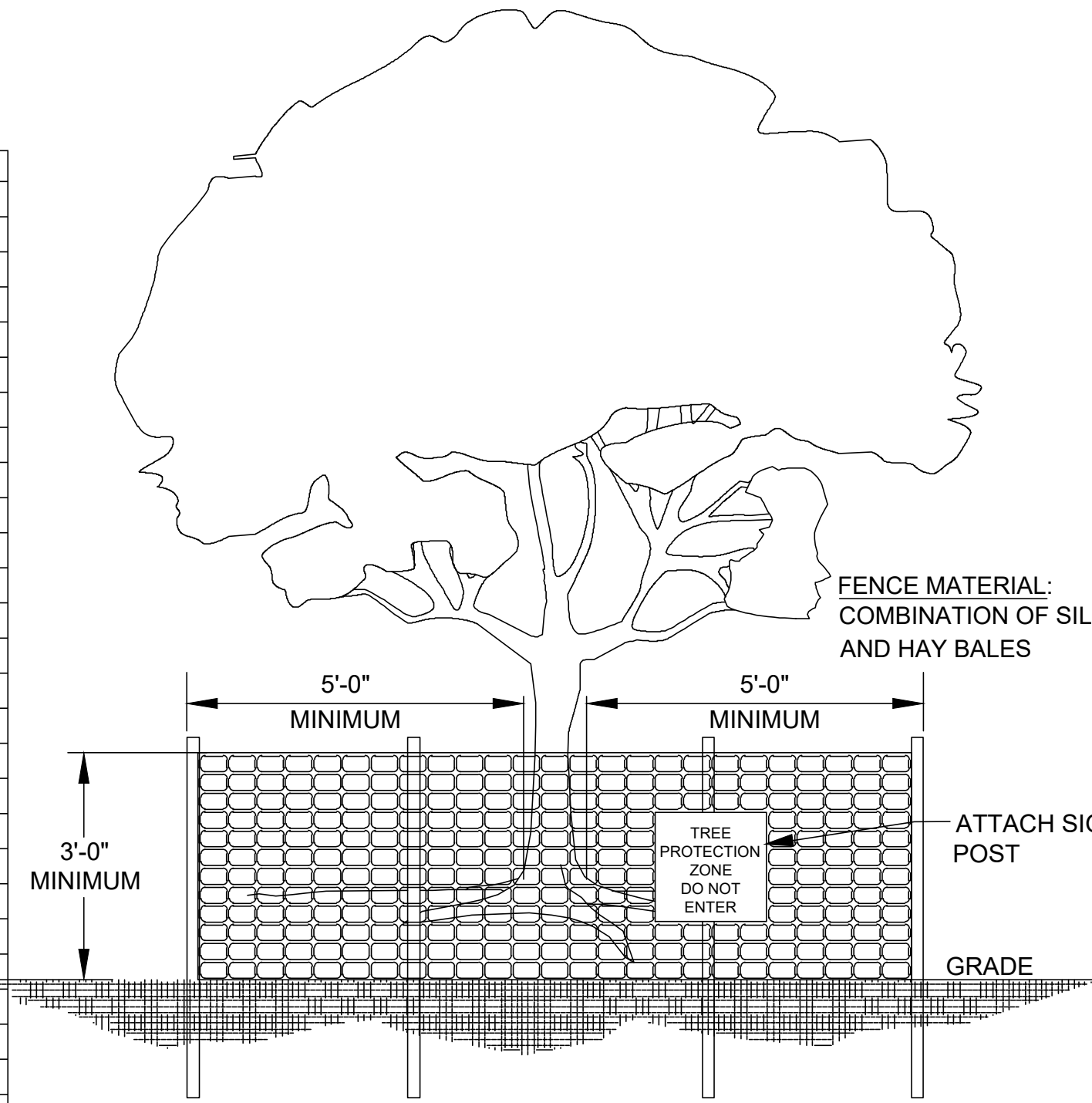
Drawing Title:
 WATER &
 SANITARY SEWER
 PLAN

Date: 12/1/2025 Dm: DWS
 Ckd: MDP

Drawing Number:
P-1

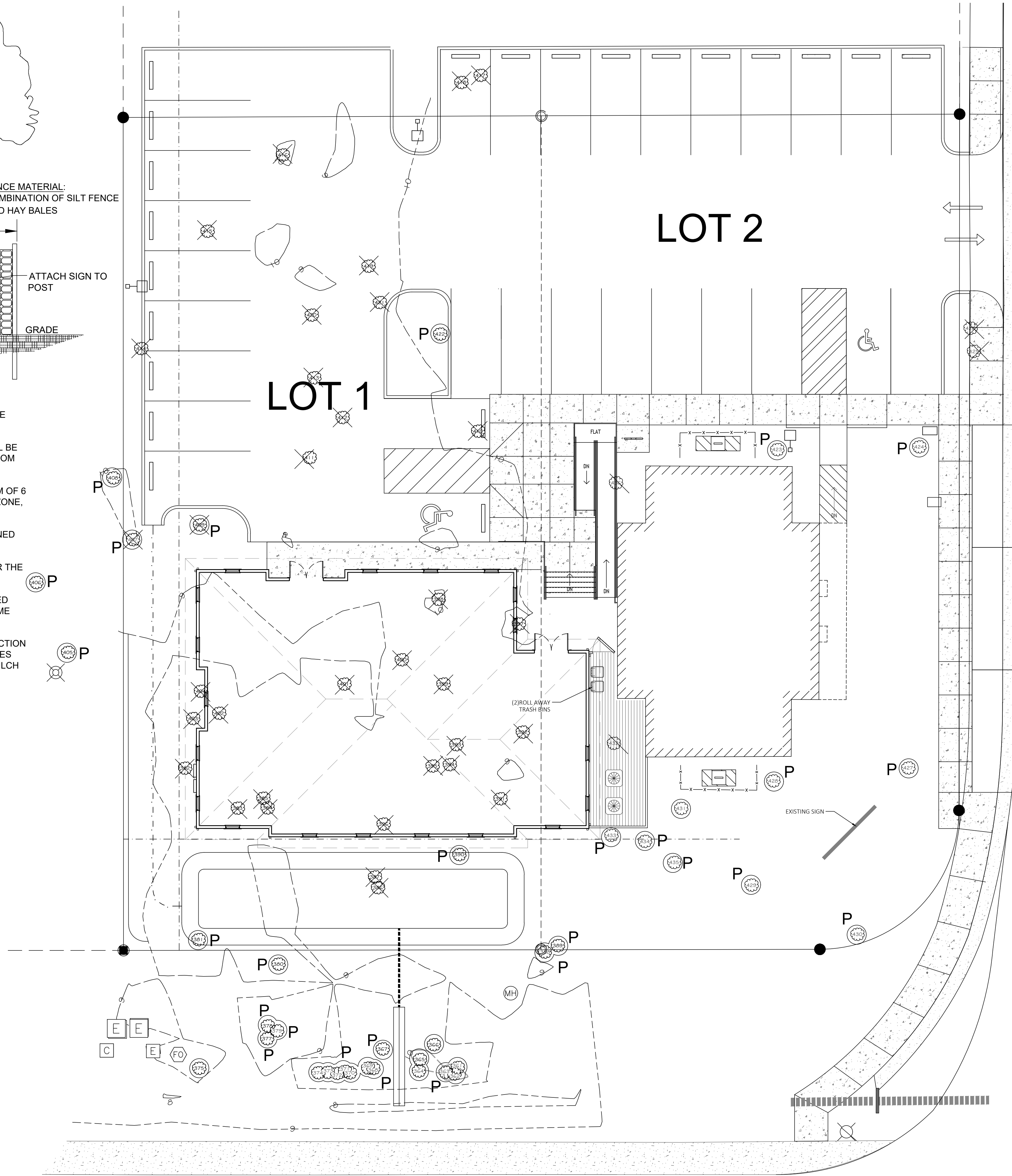
REVISIONS

TREE #	SPECIES	DBH	REM	SAV	PRO	BEYOND PROP. LINE
361	PINE	9"		X		X
362	PINE	10"		X		X
363	PINE	12"		X	X	X
364	PINE	7"		X		X
365	PINE	11"		X		X
366	PINE	7"		X		X
367	OAK	11"		X	X	X
368	PINE	13"		X	X	X
369	PINE	11"		X		X
370	PINE	6"		X		X
371	OAK	6"		X	X	X
372	PINE	7"		X		X
373	PINE	8"		X		X
374	PINE	8"		X		X
375	PINE	12"		X		X
377	OAK	6"		X	X	X
378	OAK	8"		X	X	X
379	PINE	16"		X	X	X
380	PINE	16"		X	X	X
381	PINE	18"		X	X	
382	PINE	16"	X			
383	PINE	13"	X			
384	PINE	8"	X			
385	PINE	13"	X			
386	PINE	14"	X			
387	PINE	13"	X			
388	PINE	8"		X	X	X
389	PINE	14"		X	X	X
390	PINE	9"		X		
391	PINE	9"	X			
392	PINE	13"	X			
393	PINE	13"	X			
394	PINE	9"	X			
395	PINE	7"	X			
396	PINE	22"	X			
397	PINE	27"	X			
398	PINE	20"	X			
399	PINE	9"	X			
400	PINE	12"	X			
401	PINE	10"	X			
402	PINE	10"	X			
403	PINE	13"	X			
404	PINE	13"	X			
405	PINE	19"		X	X	X
406	PINE	26"		X	X	X
407	PINE	26"	X		X	
408	PINE	21"		X	X	X
409	PINE	18"	X		X	
410	PINE	23"	X			
411	OAK	20"	X			
412	PINE	11"	X			
413	PINE	14"	X			
414	PINE	20"	X			
415	PINE	18"	X			
416	PINE	25"	X			
417	PINE	17"	X			X
418	PINE	14"	X			X
419	PINE	15"	X			
420	PINE	13"	X			
421	OAK	12"	X			
422	OAK	14"		X	X	
423	HOLLY	6"		X	X	
424	PINE	22"		X	X	
425	PINE	16"	X			
426	PINE	8"	X			
427	PINE	28"		X	X	
428	OAK	6"		X	X	
429	HOLLY	6 7/8"		X	X	
430	DRAKE ELM	12"		X	X	
431	PINE	10"			X	
432	OAK	4"	X			
433	PINE	16"	X			
434	PINE	18"		X	X	
435	PINE	24"		X	X	
436	PALM		X			



- NOTES:**
- ALL PLANTS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING, AS ILLUSTRATED.
 - THE REQUIRED TREE PROTECTION FENCE SHALL BE ERECTED WITH A MINIMUM DISTANCE OF 5'-0" FROM OUTSIDE EDGE OF TRUNK.
 - TREE PROTECTION ZONE SIGNS WITH A MINIMUM OF 6 SQUARE FEET MUST READ "TREE PROTECTION ZONE, DO NOT ENTER".
 - TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
 - NO VEHICLE SHALL BE PARKED OR DRIVEN OVER THE TREE PROTECTION ZONE NOR SHALL ANY CONSTRUCTION MATERIAL BE STORED, OR ANY SUBSTANCES POURED, DISPOSED OF, OR PLACED WITHIN THE TREE PROTECTION ZONE AT ANY TIME DURING CLEANING OR CONSTRUCTION.
 - NO CHANGE IN GRADE WITHIN THE TREE PROTECTION ZONE SHALL BE ALLOWED WITHIN EXISTING TREES EXCEPT FOR A MAXIMUM OF TWO INCHES OF MULCH OR SOD.
- SEE CITY OF GULF SHORES ORDINANCE NO.2336

LEGEND
 X REMOVE
 O SAVE
 P PROTECTED



WEST 19TH AVENUE
100' - RW

TREE PROTECTION PLAN
SCALE: 1" = 10'-0"

PROFESSIONAL COURT
50' - RW

A DEVELOPMENT FOR A CACTUS WEARING A MUSTACHE LLC

A NEW OFFICE BUILDING

LOT 1 PROFESSIONAL COURT
GULF SHORES, AL 36542

EDG ARCHITECTURE

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STATE OF ALABAMA
REGISTERED ARCHITECT
2273

Site:
PROFESSIONAL COURT
OFFICE BUILDING
LOT 1
PROFESSIONAL CT
GULF SHORES, AL 36542

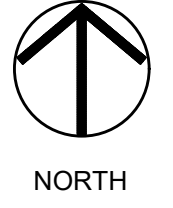
Building Type:
OFFICE BUILDING

Drawing Title:
TREE PROTECTION PLAN

Date: 12/1/2025 Dwn: DWS
Ckd: MDP

Drawing Number:
TP-1

REVISIONS





FIXTURE "A"

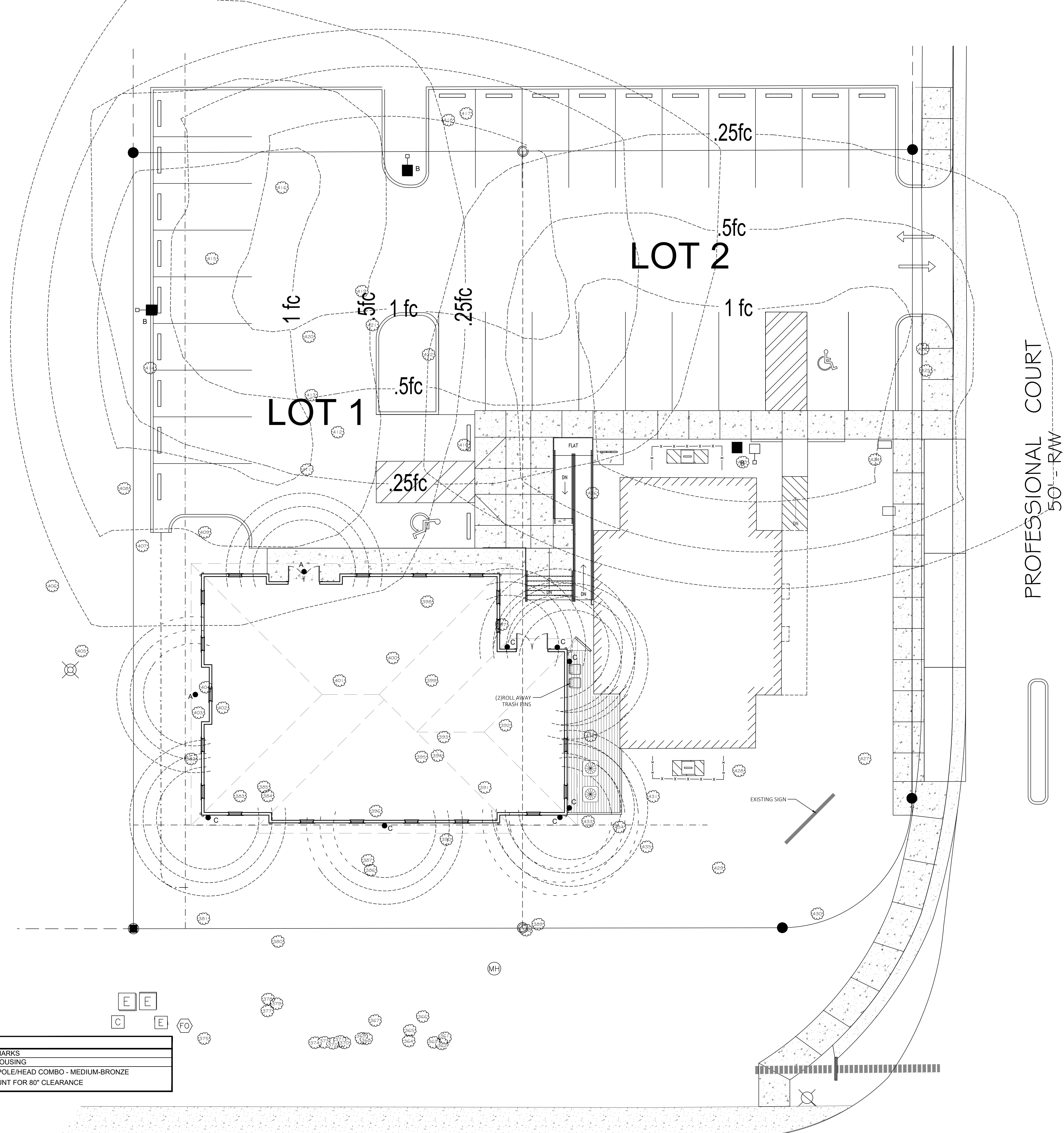


FIXTURE "B"

LIGHT FIXTURE LEGEND

MARK	MANUFACTURER	CATALOG NO.	VOLT	LAMP	# LAMPS	DESCRIPTION	REMARKS
A	HALO/TCP	H7ICT + LED14DR5630K	120	14WATT LED TRIM	2	RECESSED EXTERIOR	6" HOUSING
B	LUMARK	PFPRV-1-C25-T4-20-0	120	87W LED 13,140 LUMENS	3	PARKING LOT LIGHT	20' POLE/HEAD COMBO - MEDIUM-BRONZE
C	TBD	TBD	120	TBD	7	EXTERIOR SCONCE	MOUNT FOR 80" CLEARANCE

MAXIMUM POLE HEIGHT SHALL BE 20'



WEST 19TH AVENUE
100' RW

PHOTOMETRIC SITE PLAN

SCALE: 1" = 10'-0"



A DEVELOPMENT FOR A CACTUS WEARING A MUSTACHE LLC

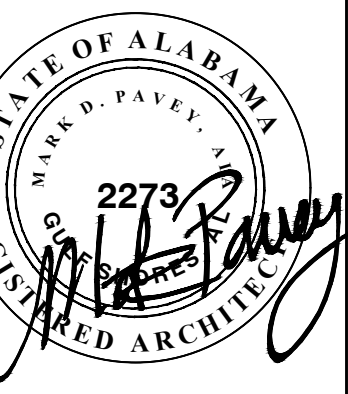
A NEW OFFICE BUILDING

LOT 1 PROFESSIONAL COURT
GULF SHORES, AL 36542



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Site:
PROFESSIONAL COURT
OFFICE BUILDING
LOT 1
PROFESSIONAL CT
GULF SHORES, AL 36542

Building Type:
OFFICE BUILDING

Drawing Title:
PHOTOMETRIC
SITE PLAN

Date: 12/1/2025 Dmn: DWS
Ckd: MDP

Drawing Number:
PH-1

REVISIONS

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GENERAL NOTES:

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS REQUIRED TO CONSTRUCT THIS PROJECT AND PAY ALL PERMIT FEES. ALL PERMITS MUST BE IN-HAND PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, PROCEDURES, AND SEQUENCES OF CONSTRUCTION.
- CONSTRUCTION SITE SAFETY, INCLUDING ALL ADEQUATE TEMPORARY BRACING AND SHORING, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE LOCATION OF EXISTING UTILITIES SHOWN ON DRAWINGS ARE APPROXIMATE. THE CONTRACTOR SHALL MAKE EVERY REASONABLE EFFORT TO FIELD LOCATE ANY AND ALL UTILITIES PRIOR TO ORDERING MATERIALS AND/OR BEGINNING CONSTRUCTION. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO LIEB ENGINEERING IMMEDIATELY. THE CONTRACTOR SHALL EXERCISE DUE CARE TO PROTECT THEM FROM DAMAGE DURING EXCAVATION AND CONSTRUCTION.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ADJACENT PROPERTIES AND IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS ON OR OFF SITE DUE TO THE CONSTRUCTION OF THIS PROJECT. ANY DAMAGE WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL EXCAVATIONS SHALL ADHERE TO THE PROVISIONS OF THE MOST CURRENT OSHA STANDARDS AND SPECIFICATIONS.
- THIS PROPERTY IS IN SHADED ZONE "X" AS PER THE MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION COMMUNITY PANEL NUMBER 939 FOR BALDWIN COUNTY AND MAP NUMBER 0100300939M AS PER REVISED MAP DATED APRIL 19, 2019.
- BOUNDARY AND TOPOGRAPHICAL DATA WAS COMPILED FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY WEYGAND WILSON.
- CITY OF GULF SHORES INSPECTOR SHALL BE CONTACTED ACCORDING THEIR BENCHMARK INSPECTION GUIDE.

TRAFFIC CONTROL NOTES:

- THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE LATEST EDITION AND REVISION OF PART VI OF THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE APPROVED TRAFFIC CONTROL PLAN FOR ALL CONSTRUCTION WITHIN WORK AREAS SHOWN AND DESCRIBED IN PART VI OF THE MUTCD.
- PERMANENT ROADWAY SIGNS OR TEMPORARY CONSTRUCTION SIGNS WHICH ARE NOT APPLICABLE OR INAPPROPRIATE FOR THE CURRENT CONDITIONS SHALL BE COVERED OR REMOVED.
- THE DIMENSIONS SHOWN OR DESCRIBED FOR LOCATING CONSTRUCTION SIGNS ARE NOMINAL. THE ACTUAL DIMENSIONS SHALL BE ADJUSTED TO BEST FIT LOCAL CONDITIONS AND PROVIDE MAXIMUM VISIBILITY.
- IF TRAFFIC CONTROL DEVICES ARE NECESSARY FOR PROPER WARNING AND TRAFFIC CONTROL AFTER SUNSET, THEN AS A MINIMUM, TYPE "B" WARNING LIGHTS SHALL BE PLACED ON THE FIRST WARNING SIGN AND CHANNELIZING DRUM AND TYPE "A" REFLECTIVE SHEETING SHALL BE REQUIRED ON ALL SIGNS.
- HAZARDOUS CONDITIONS ON OPEN ROADWAYS SUCH AS PAVEMENT DROP-OFFS IN EXCESS OF 2"; CONSTRUCTION MATERIALS, VEHICLES, OR EQUIPMENT STORED OR PLACED WITHIN THE ROADWAY RIGHT-OF-WAY; AND OPEN TRENCHES ACROSS OR NEAR THE ROADWAY SHALL NOT BE ALLOWED UNLESS THE CONTRACTOR IS ON SITE AND WORKING, AND PROPER TRAFFIC CONTROL MEASURES ARE BEING TAKEN.
- THE CONTRACTOR SHALL KEEP OPEN ROADWAYS CLEAN AND FREE OF CONSTRUCTION DEBRIS, DIRT, LOOSE GRAVEL OR OTHER MATERIAL THAT MAY CAUSE HAZARDOUS DRIVING CONDITIONS.
- TRAFFIC CONTROL DEVICES SHALL MEET THE STANDARD MATERIAL AND INSTALLATION REQUIREMENTS SPECIFIED IN THE CURRENT EDITION OF THE A.L.D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
- ROADWAYS AND DRIVEWAYS SHALL REMAIN OPEN DURING CONSTRUCTION.
- CHANNELIZING DEVICES SHALL BE PLACED AT 10' ON CENTER ALONG MINIMUM 20' RADII TO CHANNELIZE TRAFFIC INTO AND OUT OF INTERSECTING ROAD AND DRIVES WITHIN AREAS WHERE CHANNELIZING DEVICES ARE REQUIRED. TEMPORARY REGULATORY SIGNS SUCH AS STOP SIGNS AND YIELD SIGNS SHALL BE PLACED AS NECESSARY FOR PROPER TRAFFIC CONTROL IN ACCORDANCE WITH THE MUTCD.

STORM DRAINAGE NOTES:

- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL STORM PIPE MATERIALS TO LIEB ENGINEERING PRIOR TO INSTALLATION AND/OR FABRICATION.
- ALL PROPOSED STORM INLETS (GRATES, CURB, YARD, AREA DRAINS) ARE TO BE LOCATED AT THE LOWPOINTS. GRADING SHALL BE TO DIRECT RUNOFF TO THESE INLETS. NOTIFY LIEB ENGINEERING OF ANY DISCREPANCIES.
- STORM DRAINAGE SYSTEMS SHALL BE CONSTRUCTED FROM DOWNSTREAM TO UPSTREAM. VERIFY ALL PIPE SLOPES, INVERTS, AND POINTS OF CONNECTION PRIOR TO CONSTRUCTION. NOTIFY LIEB ENGINEERING OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED STORM PIPE GRADES AND POINTS OF CONNECTION PRIOR TO INSTALLATION. LIEB ENGINEERING SHALL BE NOTIFIED OF ANY DEVIATIONS PRIOR TO CONSTRUCTION.
- PROPOSED STORM PIPES SHALL BE BEDDED IN 6" OF SAND.
- ALL RIP RAP SHALL BE CLASS 2 PER THE ALABAMA DEPT. OF TRANSPORTATION (ALDOT) STANDARD SPECIFICATIONS UNLESS OTHERWISE NOTED.
- ALL STORM PIPES 18" AND GREATER SHALL BE CLASS 3 REINFORCED CONCRETE PIPE (RCP) BELL AND SPIGOT INSTALLED WITH WATERTIGHT JOINTS UNLESS OTHERWISE NOTED.
- ALL SLOPE PAVED HEADWALLS SHALL BE PER ALDOT SPECIAL DRAWING #HW-614-SP.
- ALL CONCRETE COLLARS SHALL BE PER ALDOT SPECIAL DRAWING # CC-530.
- ALL PIPES SHALL BE PLACED IN EXCAVATED TRENCHES TO THE LINE AND GRADE SHOWN ON PLANS.
- 12" MINIMUM COVER OVER PIPES UP TO 48" IN DIAMETER.

LAYOUT NOTES:

- TOPOGRAPHY AND SITE BOUNDARIES SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO ORDERING MATERIALS AND/OR BEGINNING CONSTRUCTION. IMMEDIATELY NOTIFY LIEB ENGINEERING OF ANY DISCREPANCIES.
- ALL DIMENSIONS AND COORDINATES SHOWN ARE TO THE OUTSIDE FACE OF BUILDING TO THE BACK OF CURB, OR TO THE EDGE OF SURFACING UNLESS OTHERWISE NOTED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL BENCHMARKS AND PROPERTY CORNERS. ANY REPLACEMENT WILL BE AT THE CONTRACTOR'S EXPENSE.
- VERIFY ALL DIMENSIONS AND CONDITIONS RELATED TO EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF LIEB ENGINEERING. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. SCALE IS FOR GUIDELINE PURPOSES ONLY. IF DIMENSIONS ARE UNCLEAR, DO NOT SCALE. REQUEST CLARIFICATION FROM THE ENGINEER.
- CONTRACTOR SHALL FOLLOW STATE REQUIREMENTS FOR SURVEY PRACTICES FOR CONSTRUCTION LAYOUT WORK.

SITE DEMOLITION NOTES:

- ALL EXISTING IMPROVEMENTS SHALL REMAIN WITHIN THE LIMITS OF CONSTRUCTION UNLESS SPECIFICALLY NOTED, "TO BE REMOVED".
- CONTRACTOR SHALL COORDINATE WITH OWNER REGARDING ITEMS TO BE SALVAGED, REMOVED AND REUSED, ETC. CONTRACTOR TO USE CAUTION NOT TO DAMAGE THESE ITEMS DURING REMOVAL AND/OR REUSE. ANY DAMAGED ITEMS SHALL BE REPAIRED/REPLACED AT CONTRACTOR'S EXPENSE.
- ANY AND ALL UTILITIES IN CONFLICT WITH PROPOSED IMPROVEMENTS SHALL BE REMOVED OR RELOCATED. COORDINATE WITH UTILITY PROVIDER PRIOR TO REMOVAL/RELOCATION.
- SAWCUT EXISTING HARDSCAPES AT LIMITS OF REMOVAL. ASPHALT PAVING SHALL BE MILLED A MINIMUM OF 8" TO ENSURE A SMOOTH TRANSITION TO PROPOSED ASPHALT PAVING.
- CONTRACTOR TO DISPOSE OF ALL DEMOLITION AND CONSTRUCTION DEBRIS AT LEAST WEEKLY IN AN APPROVED MANNER.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, RELOCATION OR PROTECTION OF ALL ABOVE AND BELOW GROUND EXISTING IMPROVEMENTS THAT ARE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS UNLESS NOTED.

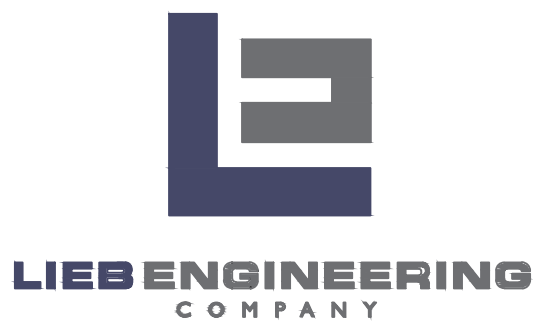
EROSION CONTROL NOTES:

- SITE EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS, CODES, AND REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A "NOTICE OF REGISTRATION"(NOR) FROM ADEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MONITORING, INSPECTIONS, ETC. TO ENSURE THE OWNER THAT THE SITE IS AT ALL TIMES IN ACCORDANCE WITH ADEM RULES & REGULATIONS. DOCUMENTATION OF INSPECTIONS BY A G.C.I. OR O.C.P. SHALL BE MAINTAINED BY THE CONTRACTOR AND PROVIDED TO THE OWNER AT HIS/HER REQUEST. ANY AND ALL FEES, FINES, ETC. SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING THE CONSTRUCTION PROCESS AND UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
- EROSION CONTROL DEVICES SHOWN ON THESE PLANS ARE A MINIMUM. ADDITIONAL DEVICES SHALL BE INSTALLED AS REQUIRED TO PREVENT SILTATION, EROSION AND OTHER DEGRADATION OR POLLUTION TO THE SITE OR ADJACENT PROPERTIES, STREAMS, DITCHES, AND PUBLIC ROADWAYS.
- EROSION CONTROL DEVICES SHALL INCLUDE, BUT NOT LIMITED, TO THE FOLLOWING DEVICES: SILT FENCING, BRUSH BERMS, SEDIMENT BASINS, DETENTION PONDS, STRAW WATTLES, CHECK DAMS, FILTER BERMS, JUTE MATTING, VEGETATIVE FILTER STRIPS, TURF REINFORCEMENT MAT, DIVERSION BERMS, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES IN GOOD OPERATING CONDITION DURING ALL LAND DISTURBING ACTIVITIES. THIS RESPONSIBILITY SHALL INCLUDE THE CLEANUP AND/OR REPAIRS TO THE DEVICES AT NO ADDITIONAL COST TO THE OWNER.
- EROSION CONTROL DEVICES SHALL BE MONITORED AND MAINTAINED UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED AND AFTER EACH RAINFALL GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD, ANY WIND GUSTS GREATER THAN 25 MPH, AND ANY SUSTAINED WINDS GREATER THAN 20 MPH IN A 24 HOUR PERIOD.
- AFTER ALL LAND DISTURBANCE ACTIVITIES HAVE CEASED AND AFTER ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED, THE EROSION CONTROL DEVICES SHALL BE REMOVED BY THE CONTRACTOR AND THE AREA CLEANED AND DRESSED.
- DEWATERING OPERATIONS MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR POLLUTION TO ADJACENT PROPERTIES, STREAMS, DITCHES, OR PUBLIC ROADWAYS.
- A GRAVELED ACCESS DRIVE OF SUFFICIENT SIZE SHALL BE AT EACH SITE ENTRANCE/EXIT TO PREVENT TRACKING OF DIRT AND SEDIMENT ONTO PUBLIC OR PRIVATE ROADWAYS. IF SEDIMENT REACHES THE ROADWAY, THEN IT MUST BE CLEANED AT THE END OF EACH WORKDAY.
- ALL LAND DISTURBANCE ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE EXPOSURE OF BARE AREAS AT ANY ONE TIME.
- INACTIVE PROJECTS (MORE THAN 7 DAYS BUT LESS THAN 60 DAYS) SHALL BE MULCHED. SEED AND MULCH IF THE PROJECT WILL BE INACTIVE FOR MORE THAN 60 DAYS.
- ALL PREVIOUSLY GRADED AREAS SHALL RECEIVE 4 INCHES OF TOPSOIL AND PERMANENT GRASSING UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLAN.
- PRIOR TO SITE CLEARING, ALL PERIMETER SILT FENCING, BRUSH BERMS, ETC. AND GRAVELED ACCESS DRIVES SHALL BE INSTALLED.
- ALL EXISTING STREAMS, DITCHES, ETC. SHALL BE PROTECTED FROM SEDIMENTS AND SILTS BY SILT FENCING, WATTLES, BRUSH BERMS, ETC.
- WATTLES OR SILT FENCING SHALL BE INSTALLED AT ALL INLETS UPON THE COMPLETION OF EACH INLET AS INSTALLED.
- RIP RAP SHALL BE PLACED AT EACH HEADWALL IMMEDIATELY FOLLOWING CONSTRUCTION OF EACH HEADWALL.
- GEOTEXTILE SHALL BE PLACED ON ALL 2:1 SIDE SLOPES. GEOTEXTILE SHALL BE NORTH AMERICAN GREEN SC150 OR APPROVED EQUAL UNLESS OTHERWISE NOTED ON PLANS. ALL GEOTEXTILES SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
- GEOTEXTILE SHALL BE PLACED ON ALL 3:1 SIDE SLOPES. GEOTEXTILE SHALL BE NORTH AMERICAN GREEN S150 OR APPROVED EQUAL UNLESS OTHERWISE NOTED ON PLANS. ALL GEOTEXTILES SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
- GEOTEXTILE SHALL BE PLACED ON ALL DITCH BOTTOMS & 1" UP EACH SIDE. GEOTEXTILE SHALL BE NORTH AMERICAN GREEN SC250 OR APPROVED EQUAL UNLESS OTHERWISE NOTED ON PLANS. ALL GEOTEXTILES SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
- GOOD HOUSEKEEPING PRACTICES AND PREVENTATIVE MAINTENANCE SHALL BE PERFORMED ON SITE DAILY TO PREVENT POLLUTION SOURCES FROM CONTACTING STORMWATER AND GROUND WATER. THIS INCLUDES, BUT IS NOT LIMITED TO: EQUIPMENT INSPECTION FOR LEAKS OF HAZARDOUS MATERIALS, PICKUP AND PROPER DISPOSAL OF WASTE MATERIALS TO APPROVED DISPOSAL SITES, STORING CONTAINERS AND BAGS AWAY FROM TRAFFIC ROUTES, PUBLICIZING POLLUTION PREVENTION CONCEPTS THROUGH POSTERS, WASHING EQUIPMENT AND VEHICLES AT APPROVED WASHING LOCATIONS, AND USING ONLY WATER (NO DETERGENTS) FOR WASHING ACTIVITIES.
- AT A MINIMUM, THE EROSION CONTROL DEVICES SHOWN ON THESE PLANS SHALL BE INSTALLED. ADDITIONAL MEASURES MAY BE REQUIRED AND SHALL BE IMMEDIATELY INSTALLED UPON ANY ADDITIONAL SILTATION, EROSION, AND OTHER DEGRADATION OR POLLUTION TO THE SITE OR ADJACENT PROPERTIES, STREAMS, DITCHES, AND PUBLIC ROADWAYS NOT MITIGATED OR UNFORESEEN BY THIS SET OF PLANS.
- BMP'S SHALL BE CLEANED OUT WHEN THEY REACH 1/3 FULL.
- DUST CONTROL SHALL BE IMPLEMENTED THROUGHOUT THE PROJECT BY LIGHTLY WETTING OR APPLYING THE APPROPRIATE CHEMICALS TO THE AREAS THAT BECOME EXTREMELY DRY AND SUSCEPTIBLE TO BEING WIND BLOWN.

GRADING NOTES:

- THE LIMITS OF CLEARING SHALL BE AT THE EDGE OF PROPOSED GRADING OR THE PROPERTY LINE, WHICHEVER IS LESS.
- THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING COMPACTION TESTING.
- ALL TOP SOIL WITHIN LIMITS OF CONSTRUCTION SHALL BE STRIPPED AND STOCKPILED ON SITE IN AN APPROVED MANNER. TOPSOIL SHALL BE SPREAD 6" DEEP ON ALL NON HARDSCAPE AREAS TO BRING TO FINISHED GRADE. ANY EXCESS TOPSOIL SHALL BE DISPOSED OF OFF SITE IN AN APPROVED MANNER.
- IN CUT AREAS, SUBGRADE SHALL BE SCARIFIED A MINIMUM OF 1' AND RECOMPACTED BEFORE PLACING FILL OR ANY OTHER IMPROVEMENTS. RECOMPACTION SHALL MEET THE SPECIFIED DENSITY AND MOISTURE CONTENT IN GRADING NOTE #6.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SUBGRADE AFTER IT HAS BEEN INITIALLY PREPARED DUE TO INCLEMENT WEATHER AND CONSTRUCTION TRAFFIC.
- ALL STRUCTURAL FILL MATERIAL SHALL BE A SANDY MATERIAL FREE OF ORGANICS, DEBRIS, AND OTHERWISE DELETERIOUS MATERIALS AND CONTAINING BETWEEN 12 AND 25 PERCENT PASSING THE NO. 200 SIEVE AND 95 PERCENT OR LESS PASSING THE NO. 40 SIEVE, BY WEIGHT. MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS AND EACH LIFT COMPACTED TO 98 PERCENT STANDARD PROCTOR DENSITY AS PER ASTM-D698, AT A FIELD MOISTURE WITHIN ± 3 PERCENT OF OPTIMUM. ON SITE SOILS FREE OF ORGANICS AND DELETERIOUS MATERIALS AND SATISFYING THE SPECIFICATIONS PROVIDED ABOVE MAY BE STOCKPILED AND USED AS STRUCTURAL FILL.
- PIPE BEDDING SHALL BE "SELECT SAND." THE MATERIAL SHALL CONTAIN LESS THAN 10% PASSING THE #200 SIEVE AND 90% OR LESS PASSING THE #40 SIEVE, BY WEIGHT. MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS AND EACH LIFT COMPACTED TO 95 PERCENT STANDARD PROCTOR DENSITY AS PER ASTM-D698, AT A FIELD MOISTURE WITHIN ± 3 PERCENT OF OPTIMUM. ON SITE SOILS FREE OF ORGANICS AND DELETERIOUS MATERIALS AND SATISFYING THE SPECIFICATIONS PROVIDED ABOVE MAY BE STOCKPILED AND USED AS STRUCTURAL FILL.
- SUBGRADE SHALL BE PROOF ROLLED WITH A HEAVILY LOADED DUMP TRUCK AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING FILL. FOUNDATIONS, PAVING, ETC. ANY AREAS SHOWING SIGNS OF PUMPING, RUTTING, OR ANY UNSUITABLE (ORGANIC, SOFT, WET, LOOSE) MATERIAL FOUND IN PLACE SHALL BE UNDERCUT AND REPLACED, OR MOISTURE CONDITIONED AND COMPACTED TO THE SPECIFIED DENSITY AND MOISTURE CONTENT LISTED BELOW.
- THE MAXIMUM SLOPE IN HANDICAP PARKING AREAS SHALL NOT EXCEED 2.0% GRADE IN ANY DIRECTION. THE SLOPE IN ALL HANDICAP ACCESS ROUTES SHALL NOT EXCEED 5.0% GRADE IN THE DIRECTION OF TRAVEL AND 2.0% CROSS SLOPE. HANDICAP RAMPS SHALL NOT EXCEED 1:12 SLOPE IN THE DIRECTION OF TRAVEL AND 2.0% CROSS SLOPE.
- THE FINISHED GRADE SHALL SLOPE AWAY FROM THE BUILDING(S) AT LEAST 1.0%. THE FINISHED GRADE SHALL BE 6" BELOW THE BUILDING FINISHED FLOOR ELEVATION UNLESS OTHERWISE NOTED ON DRAWINGS. WATERPROOFING SHALL BE REQUIRED AT ALL LOCATIONS WHICH THE FINISHED GRADE IS ABOVE THE FINISHED FLOOR ELEVATION. CONTRACTOR SHALL NOTIFY LIEB ENGINEERING OF ANY DISCREPANCIES.
- FINISHED GRADES ARE SHOWN ON THIS PLAN. CONTRACTOR SHALL MAKE THE APPROPRIATE HOLDDOWNS FOR SUBGRADE ELEVATIONS.
- STORM DRAINAGE INLETS SHALL BE LOCATED AT THE LOWPOINTS. NOTIFY LIEB ENGINEERING OF ANY DISCREPANCIES.
- CONTRACTOR SHALL PROVIDE FOR PERSONNEL AND VEHICULAR PROTECTION AT ANY OPEN EXCAVATIONS IN ACCORDANCE WITH 29 CFR PART 1926 AS WELL AS ANY REQUIREMENTS FOR EXCAVATIONS GREATER THAN FOUR (4) FEET IN DEPTH.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING ADJACENT TO EXISTING STRUCTURES AND UNDERGROUND UTILITIES DURING ALL EXCAVATION OPERATIONS. TYPE OF SHORING AND PROCEDURE TO BE FOLLOWED MAY BE SUBJECT TO THE ENGINEER'S REVIEW BUT THE STRUCTURAL ADEQUACY OF THESE SYSTEMS, AS WELL AS DAMAGES TO THE EXISTING FACILITIES, ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- COMPACTION TESTS SHALL BE TAKEN AT THE RECOMMENDATION OF THE ON-SITE GEOTECHNICAL ENGINEER, BUT AT A MINIMUM EVERY 2,500 SQUARE FEET OF AREA PER 8" LIFT.
- COMPACTION WITHIN LIMITED SPACES (I.E. MANHOLES, INLETS, UTILITY TRENCHES) SHOULD BE BACKFILLED AND COMPACTED SYSTEMATICALLY, AT THE DIRECTION OF THE ON-SITE GEOTECHNICAL ENGINEER. STONE BACKFILL SHALL BE INSTALLED IN 12" LOOSE LIFTS AND COMPACTED WITH 6-8 PASSES OF A VIBRATORY COMPACTOR.
- DEWATERING SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. PREVENT SURFACE WATER AND GROUND WATER FROM ENTERING EXCAVATIONS, FROM PONDING ON PREPARED SUBGRADES, AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA. PROTECT SUBGRADES FROM SOFTENING, UNDERMINING, WASHOUT, AND DAMAGE BY RAIN OR WATER ACCUMULATION. REROUTE SURFACE WATER RUNOFF AWAY FROM EXCAVATED AREAS. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS. DO NOT USE EXCAVATED TRENCHES AS TEMPORARY DRAINAGE DITCHES. INSTALL A DEWATERING SYSTEM TO KEEP SUBGRADES DRY AND CONVEY GROUND WATER AWAY FROM EXCAVATIONS. MAINTAIN UNTIL DEWATERING IS NO LONGER REQUIRED.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE IS MAINTAINED THROUGHOUT CONSTRUCTION. PONDING AND STANDING WATER SHALL BE KEPT TO A MINIMUM.
- PIPES SHALL BE PLACED IN EXCAVATED TRENCHES TO THE LINE AND GRADE SHOWN ON THE PLANS.
- ALL SITE WORK SHALL CONFORM WITH THE GEOTECHNICAL REPORT.

REVISIONS			
A	ISSUED FOR REVIEW	07/31/2025	

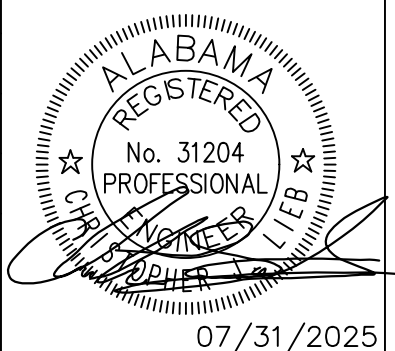


LIEB ENGINEERING COMPANY
1290 MAIN STREET, SUITE E
DAPHNE, AL 36526
PH: (251) 978-9779

NOT VALID WITHOUT THE DATED SIGNATURE AND SEAL OF AN ALABAMA LICENSED ENGINEER.
ALABAMA LICENSED ENGINEER: CHRISTOPHER JAY LIEB, P.E. LICENSE NUMBER 31204
ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER: 4938

JOB NUMBER	DRAWN BY: <u>NTB</u>	DATE: <u>7/31/2025</u>	SCALE: <u>AS SHOWN</u>
2025-048	CHECKED BY: <u>CJL</u>	APPROVED BY: <u>CJL</u>	ENGR: <u>CJL</u>

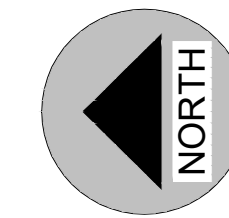
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CIVIL NOTES	
GULF SHORES, AL	
OWNER: MARK D. PAVEY	
SHEET NUMBER	C1.0 A
1 OF 5	



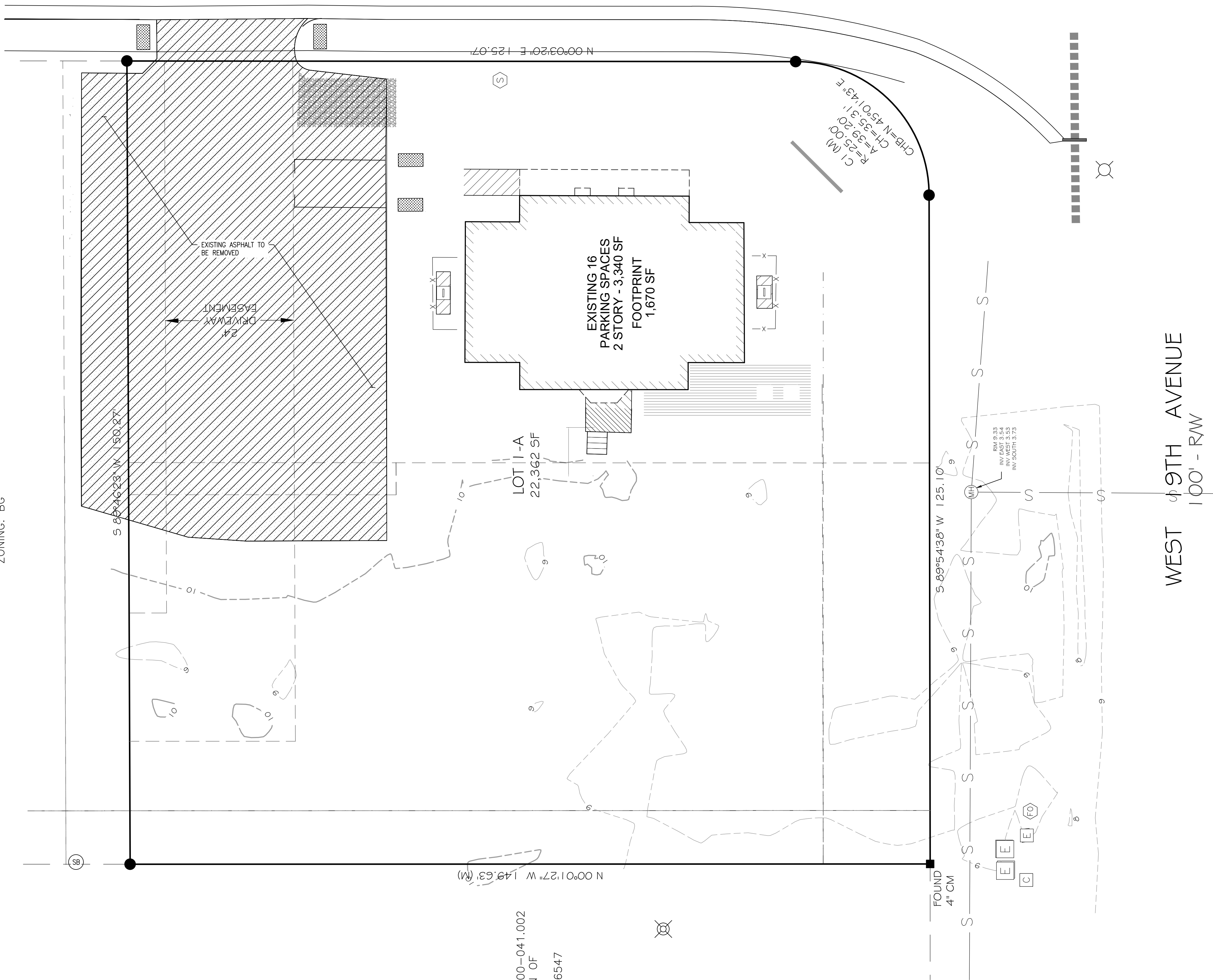
07/31/2025

05-66-03-08-4-000-041.013
 SERENITY DENTAL GROUP LLC
 4045 INDIAN BAYOU N
 DESTIN, FL 32541
 ZONING: BG

PROFESSIONAL COURT
 50' - RW



0 10' 20'
 SCALE: 1" = 10'



REVISIONS			
A	ISSUED FOR REVIEW	07/31/2025	
B	ADDRESSED CITY COMMENTS	09/10/2025	
C	ADDRESSED CITY COMMENTS	11/03/2025	

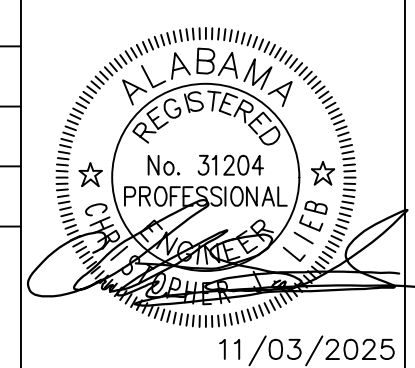


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JOB NUMBER	DRAWN BY:	DATE:	SCALE:
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	CHECKED BY:	APPROVED BY:	ENGR:
	CJL	CJL	CJL

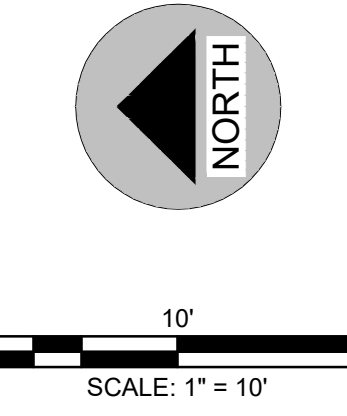
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DEMOLITION PLAN	
GULF SHORES, AL	
OWNER: MARK D. PAVEY	
SHEET NUMBER	
2 OF 5	



ALABAMA REGISTERED PROFESSIONAL ENGINEER
 No. 31204
 CHRISTOPHER JAY LIEB
 11/03/2025

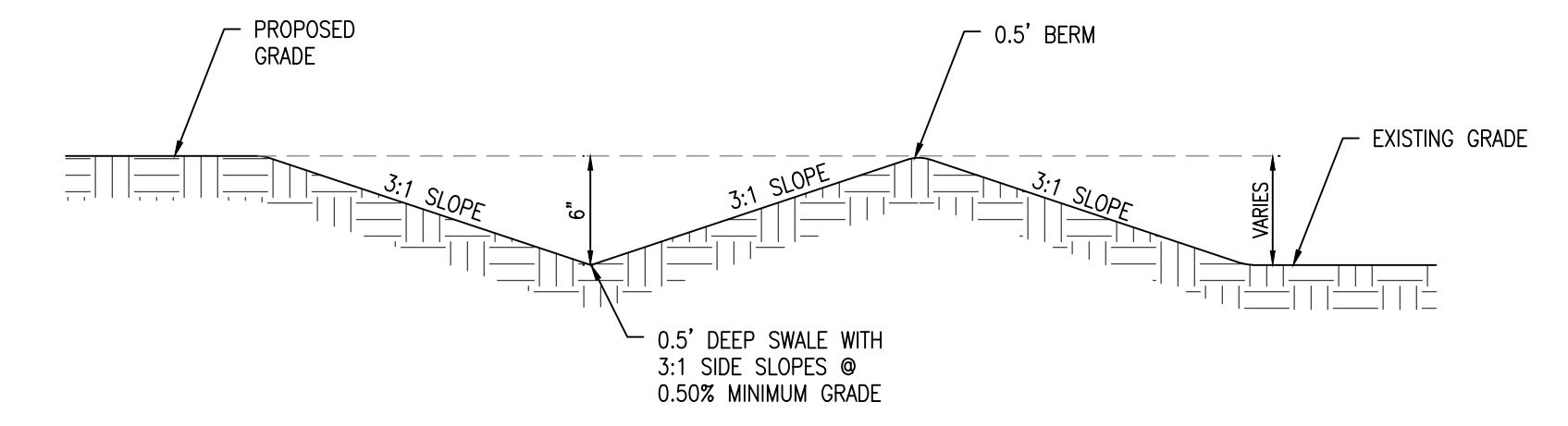
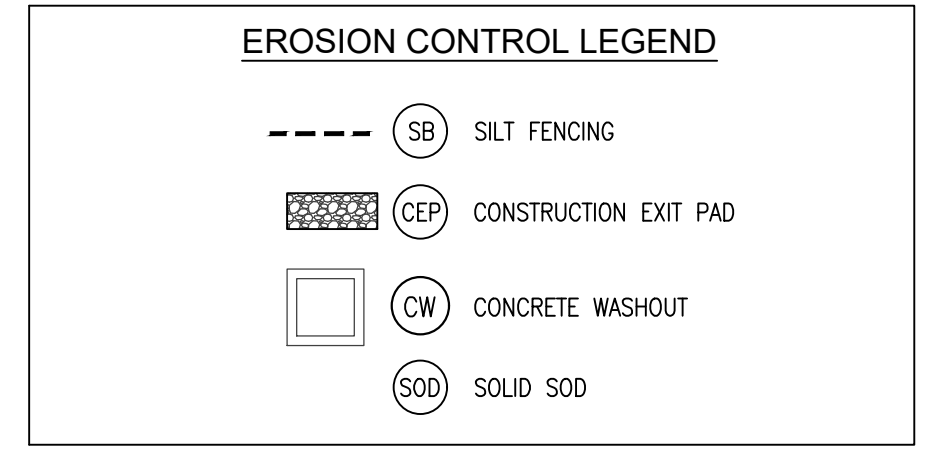
C2.0 C

PROFESSIONAL COURT
50' - RW



NOTES:

1. SEE SHEET C1.0 FOR ALL GENERAL NOTES.
2. SIDEWALKS SHALL NOT HAVE A CROSS SLOPE GREATER THAN 2.0% OR A RUNNING SLOPE OF 5.0%.
3. ADA PARKING AREAS SHALL NOT EXCEED A GRADE OF 2.0% IN ANY DIRECTION.
4. ALL ROOF WATER FROM NEW BUILDING SHALL BE DISCHARGED INTO THE POND VIA DOWNSPOUTS, PIPES AND/OR SWALES.
5. ALL PAVEMENT SURFACES WITHIN PARKING AREAS SHALL BE CONSTRUCTED USING PERVIOUS MATERIALS EXCEPT IN DESIGNATED ADA ACCESSIBLE SPACES.
6. BMP'S, SPECIFICALLY SILT FENCE, SHALL BE CLEANED OUT WHEN THEY REACH 1/3 FULL CAPACITY.
7. INACTIVE PROJECTS MORE THAN 7 DAYS REQUIRE TEMP. STABILIZATION. TEMP MULCH SHALL BE APPLIED IF IT REMAINS INACTIVE FOR 60 DAYS. TEMP SEED AND MULCH SHALL BE APPLIED IF IT REMAINS INACTIVE FOR 60 DAYS OR MORE.
8. WEEKLY SITE INSPECTIONS OF THE BMP'S ADDITIONAL TO THE RAINFALL EVENT INSPECTION.
9. DUST CONTROL SHALL BE IMPLEMENTED THROUGHOUT THE PROJECT BY LIGHTLY WETTING OR APPLYING THE APPROPRIATE CHEMICALS TO THE AREAS THAT BECOME EXTREMELY DRY AND SUSCEPTIBLE TO BEING WIND BLOWN.
10. FLUME IN ROW SHALL BE MAINTAINED BY PROPERTY OWNER IN-PERPETUITY.
11. POND AND OUTFALL ARE TO BE MAINTAINED BY THE PROPERTY OWNER.



SECTION A-A

05-66-03-08-4-000-041.013
SERENITY DENTAL GROUP LLC
4045 INDIAN BAYOU N
DESTIN, FL 32541
ZONING: BG

REQ'D:
6" HEADER CURB
(SEE DETAIL)

REQ'D:
6" RIBBON CURB
(SEE DETAIL)

REQ'D:
6" HEADER CURB
(SEE DETAIL)

REQ'D:
CURB RETURN
HANDICAP RAMP
(SEE DETAIL)

REQ'D:
ADA DOME PAVERS
(SEE DETAIL)

REQ'D:
CURB RETURN
HANDICAP RAMP
(SEE DETAIL)

REQ'D:
ADA DOME PAVERS
(SEE DETAIL)

REQ'D:
ADA DOME PAVERS
(SEE DETAIL)

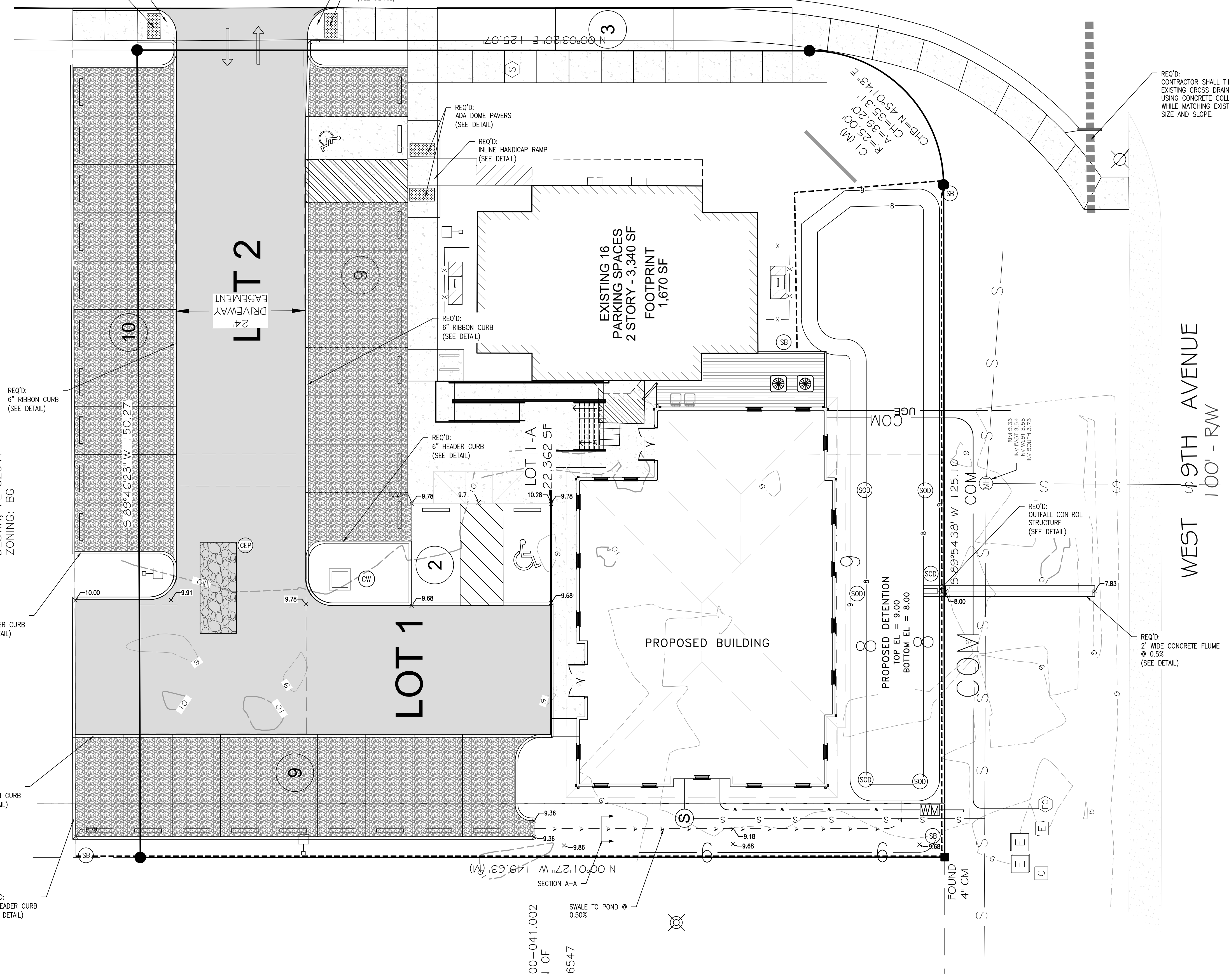
REQ'D:
IN-LINE HANDICAP RAMP
(SEE DETAIL)

REQ'D:
6" RIBBON CURB
(SEE DETAIL)

REQ'D:
6" HEADER CURB
(SEE DETAIL)

REQ'D:
OUTFALL CONTROL
STRUCTURE
(SEE DETAIL)

REQ'D:
2" WIDE CONCRETE FLUME
@ 0.5%
(SEE DETAIL)



REVISIONS			
A	ISSUED FOR REVIEW	07/31/2025	
B	ADDRESSED CITY COMMENTS	09/10/2025	
C	ADDRESSED CITY COMMENTS	11/03/2025	
D	ADDRESSED CITY COMMENTS	12/05/2025	

LIEB ENGINEERING COMPANY

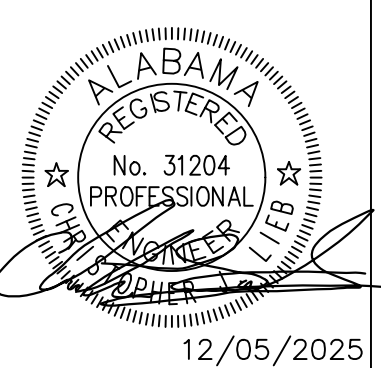
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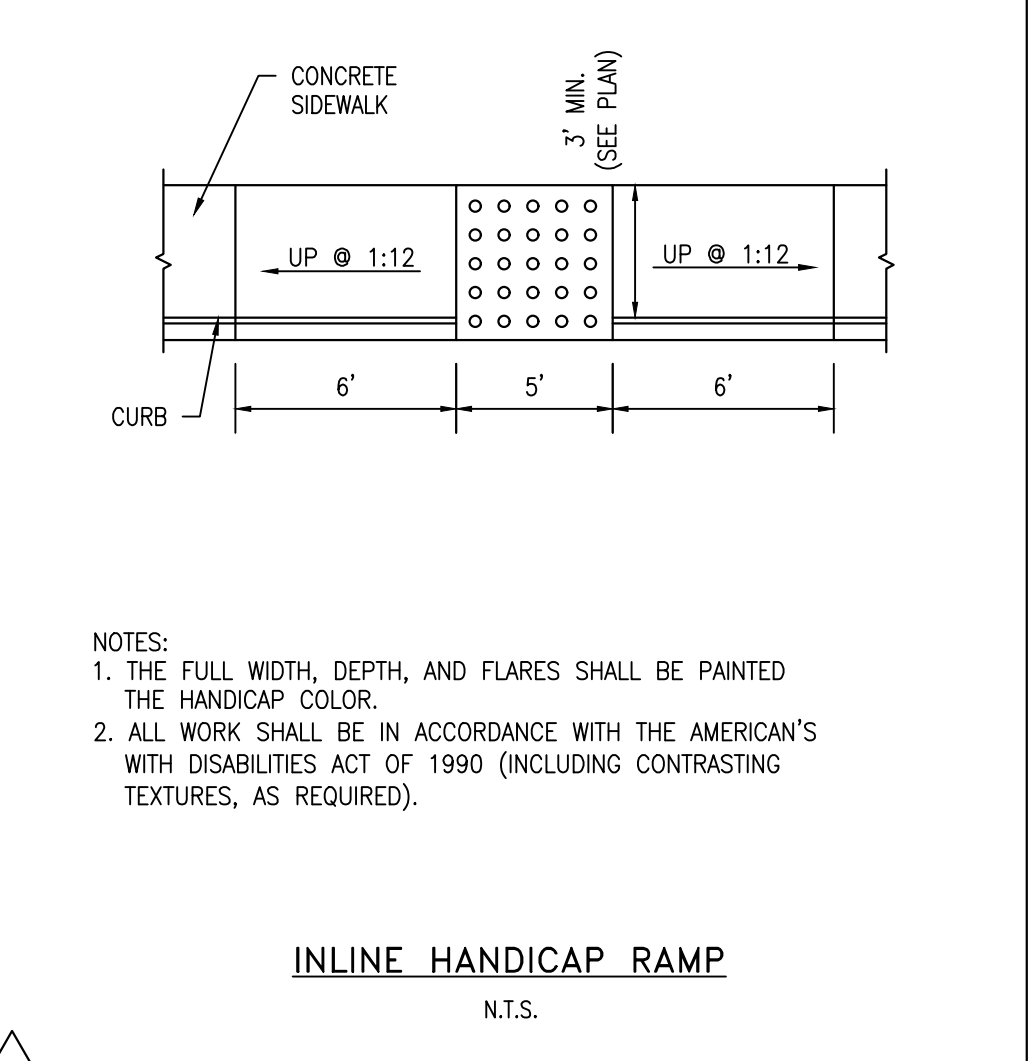
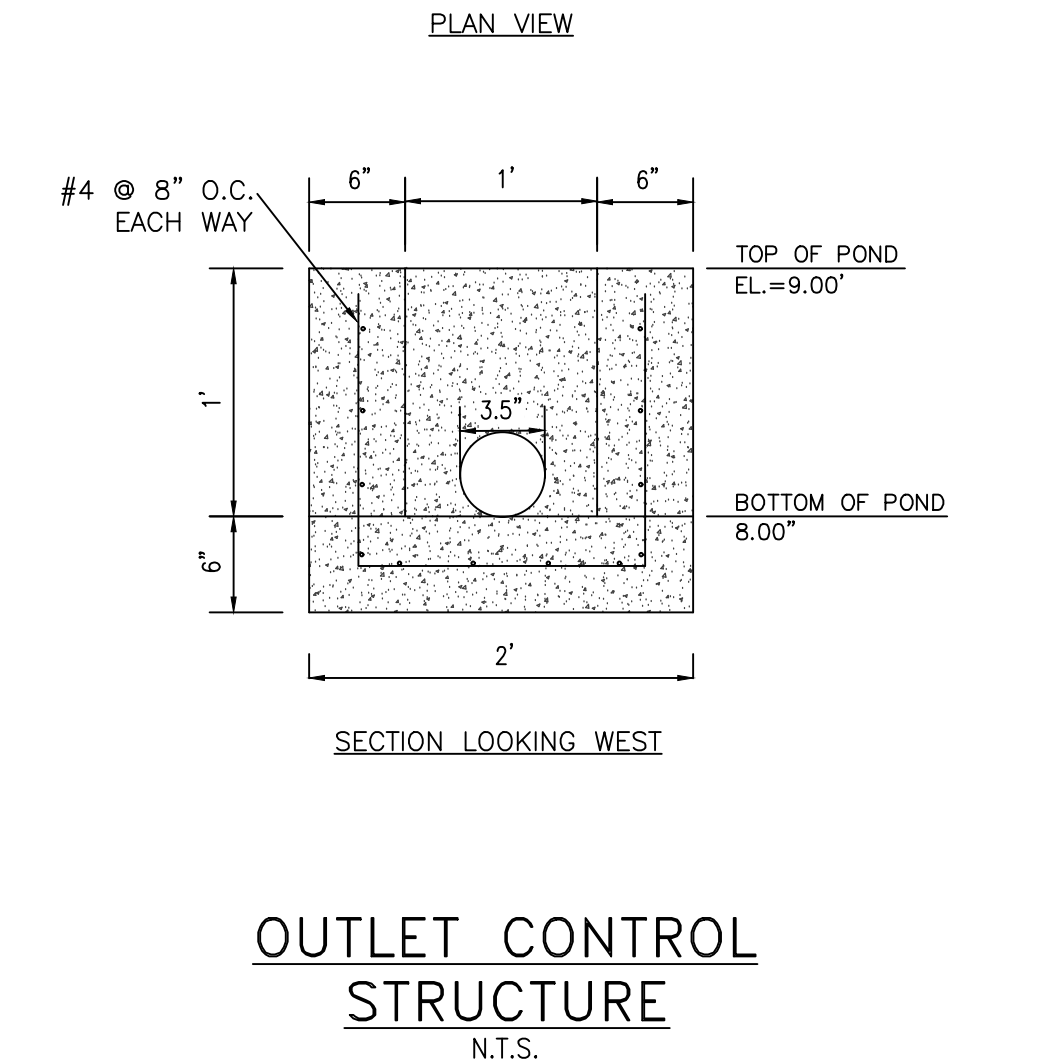
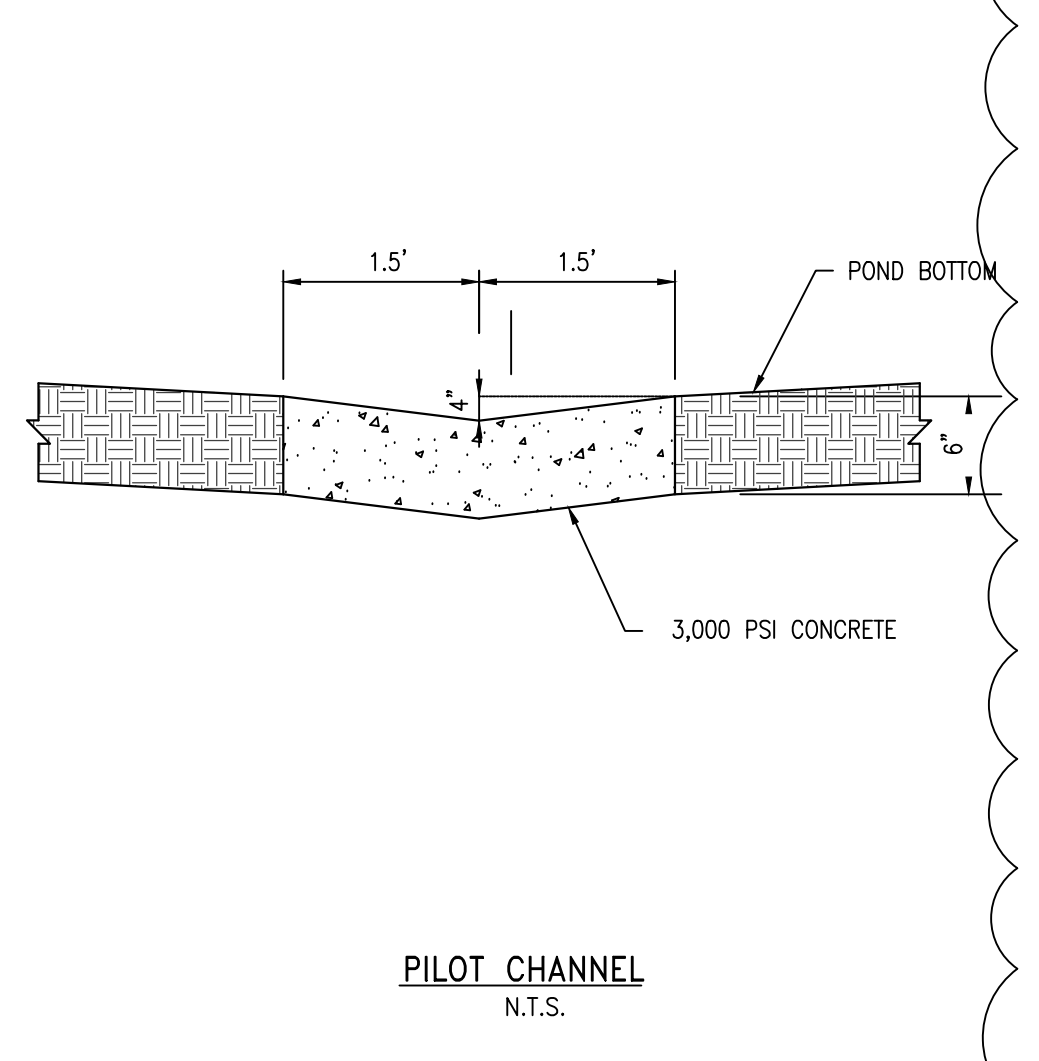
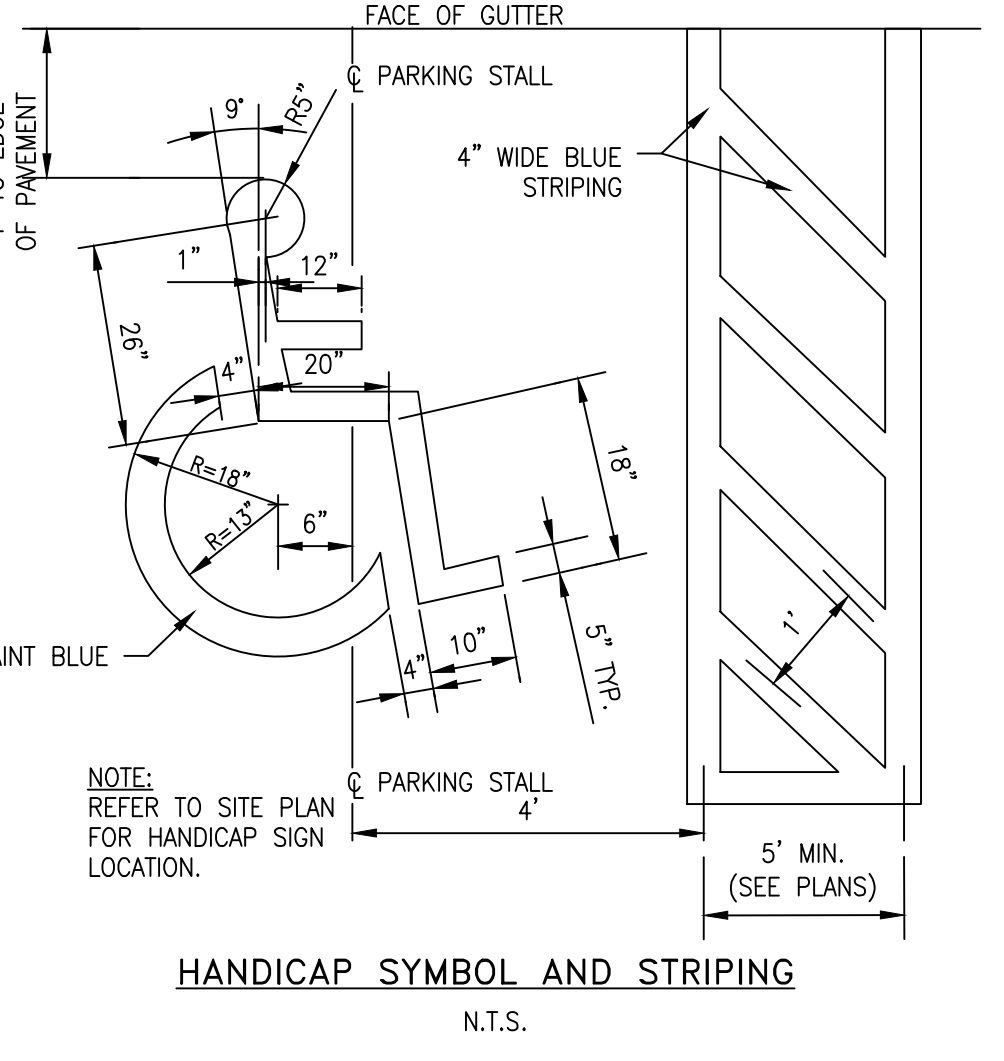
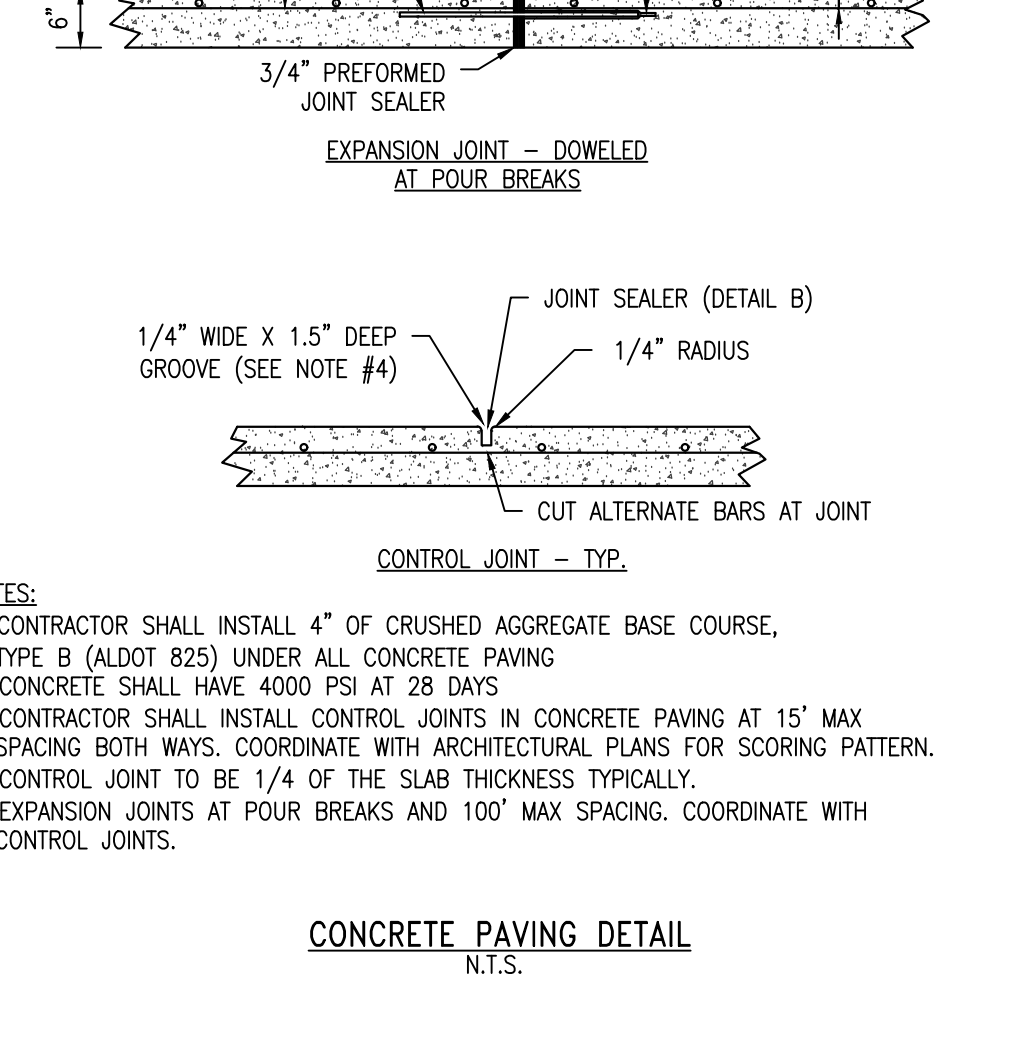
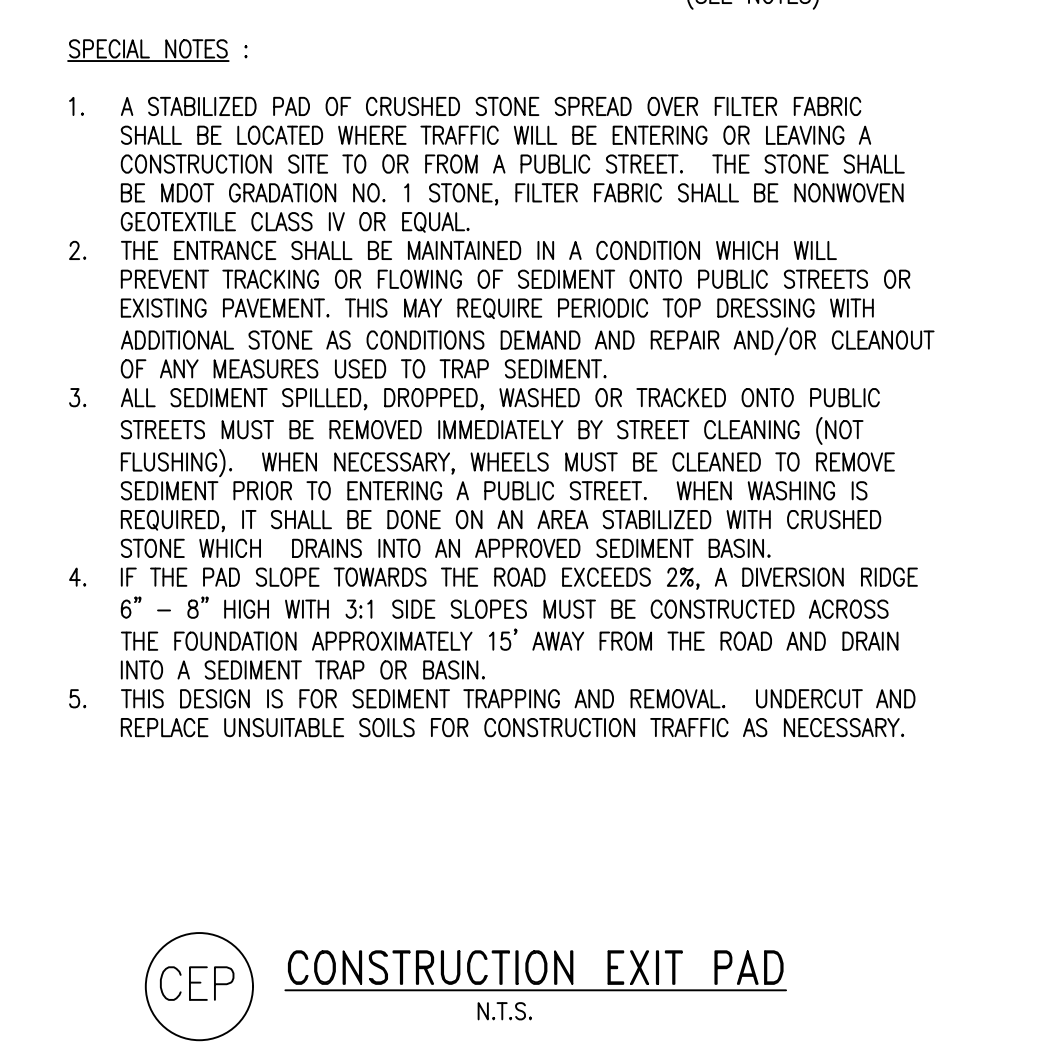
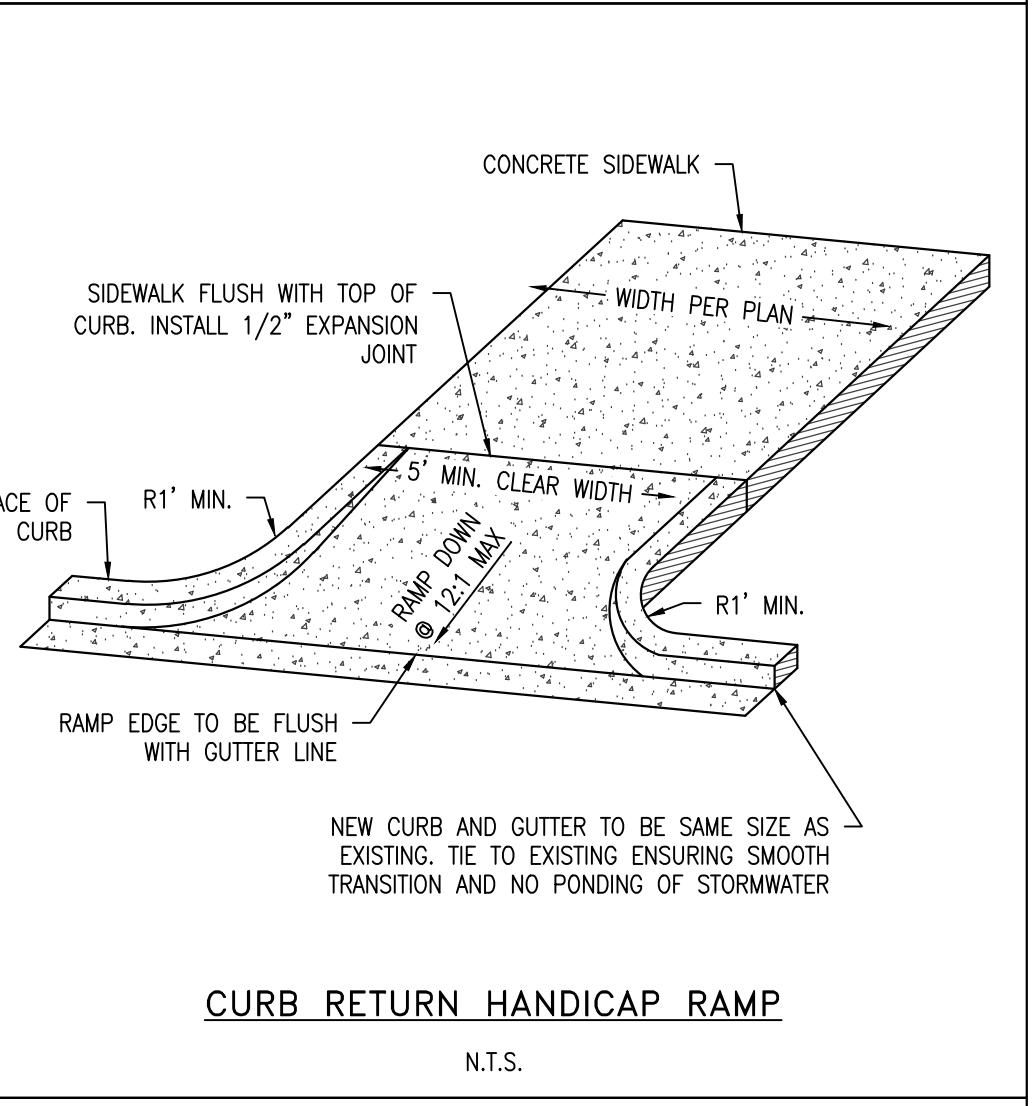
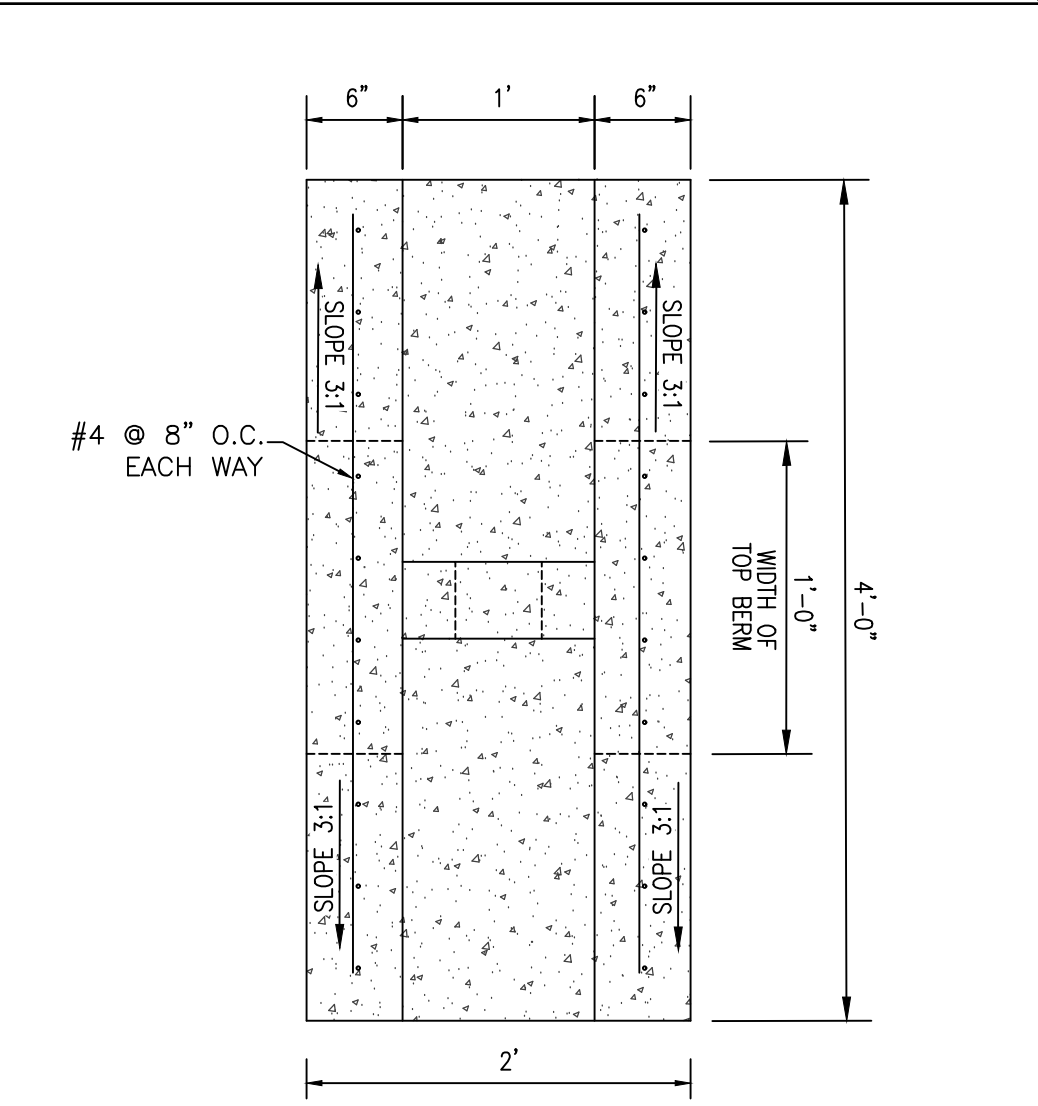
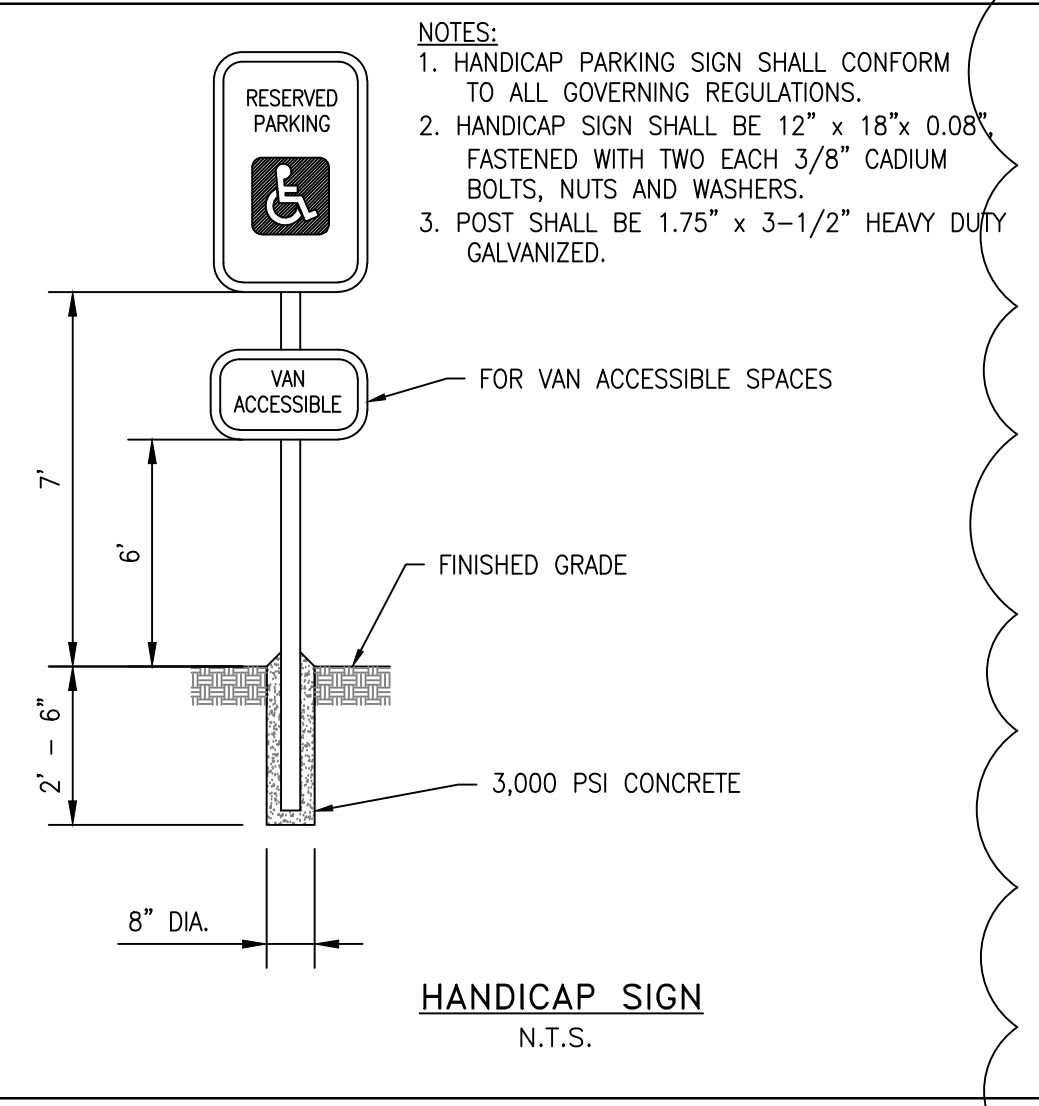
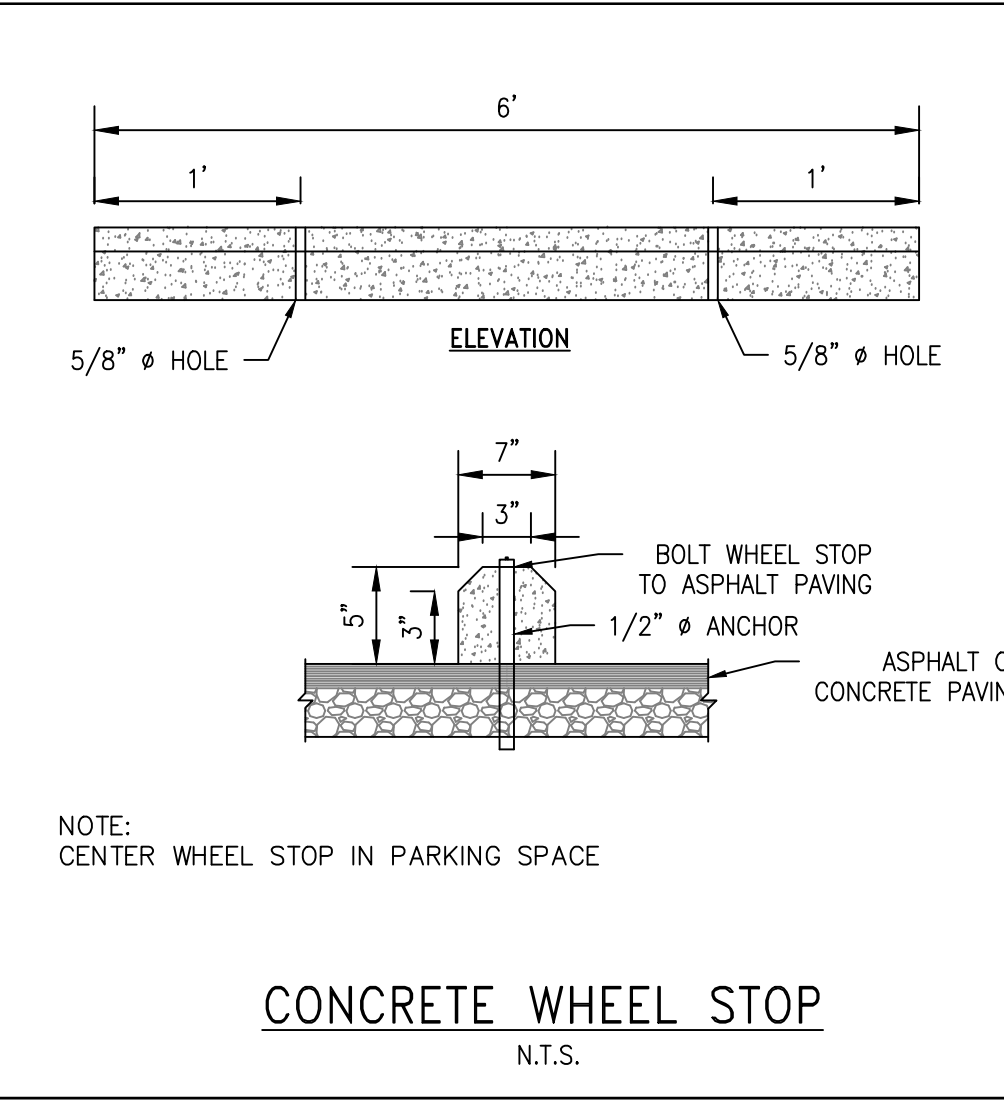
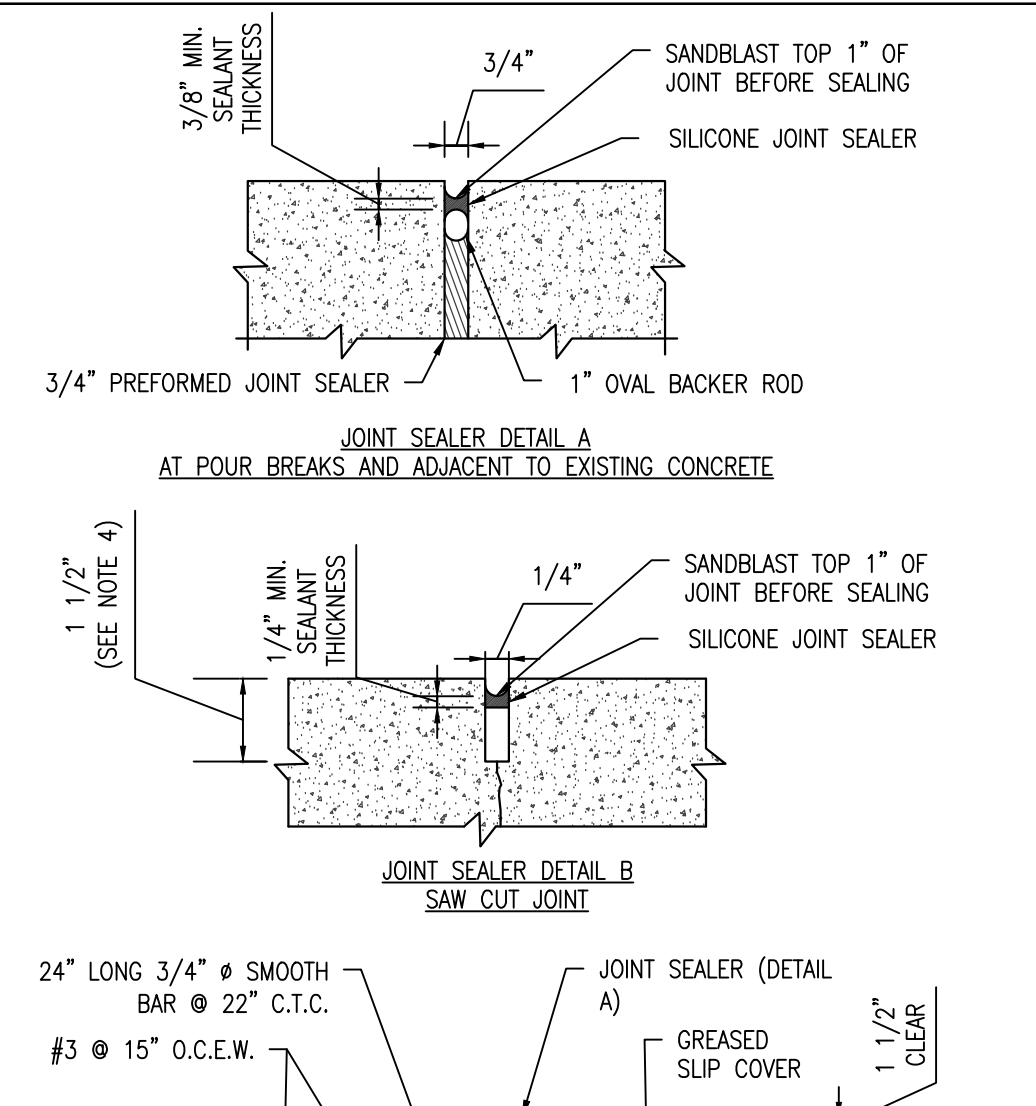
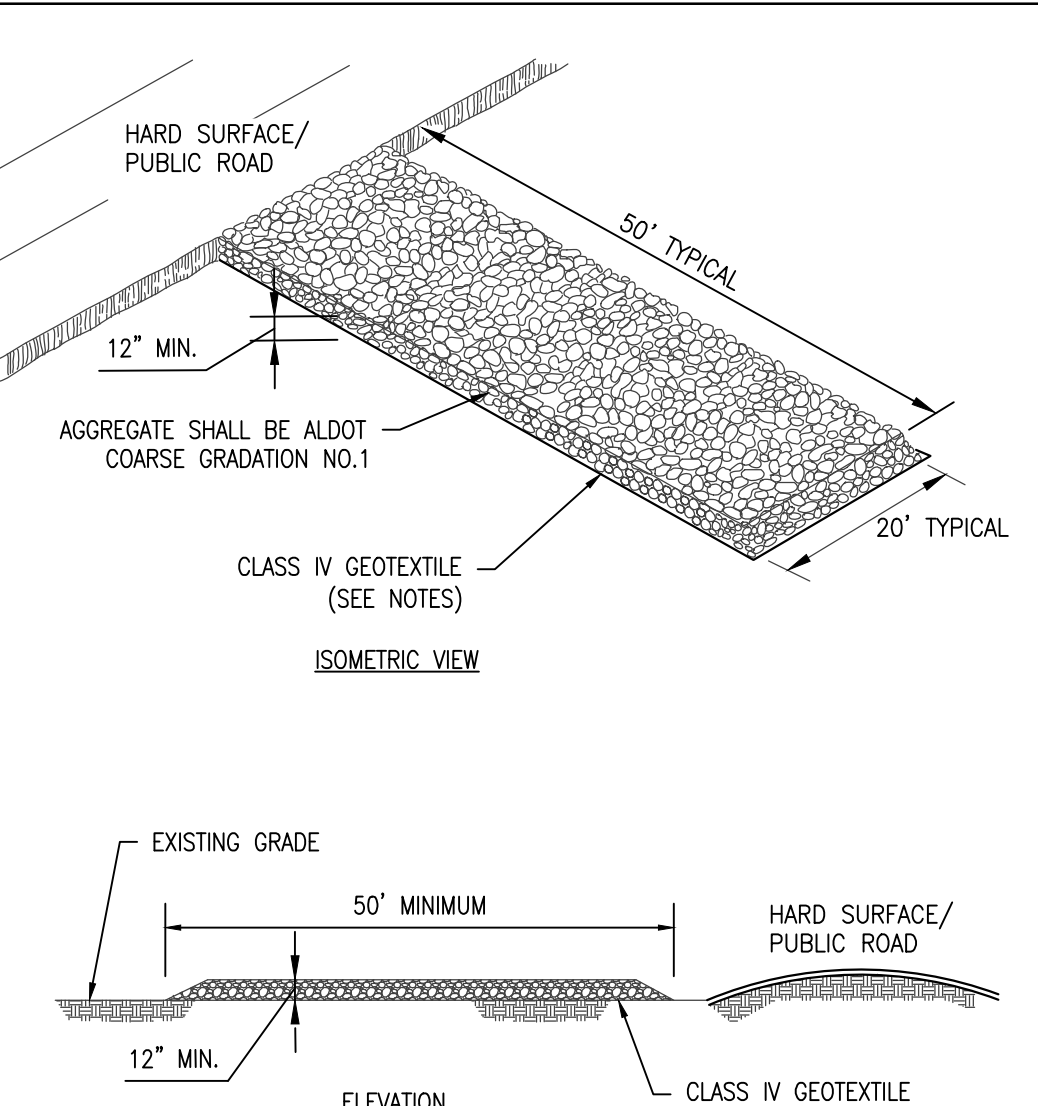
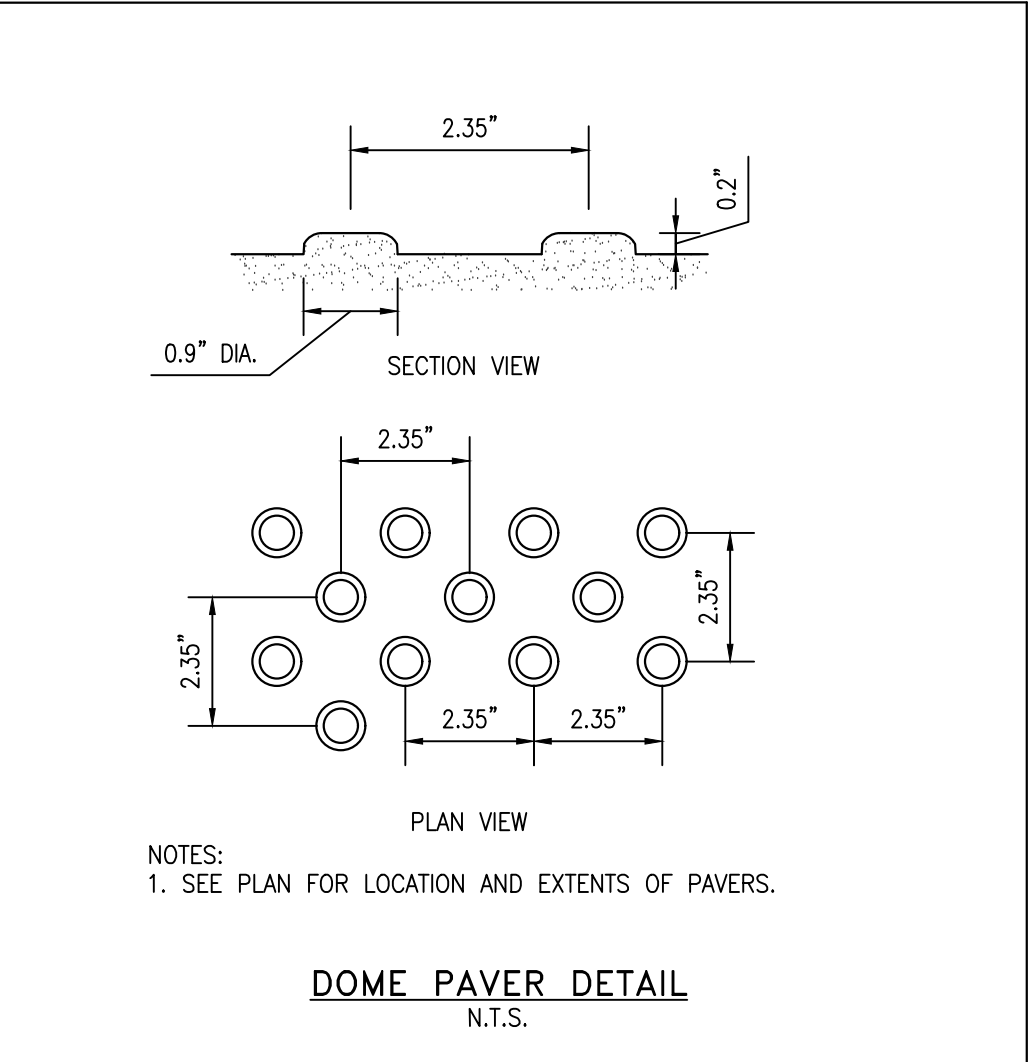
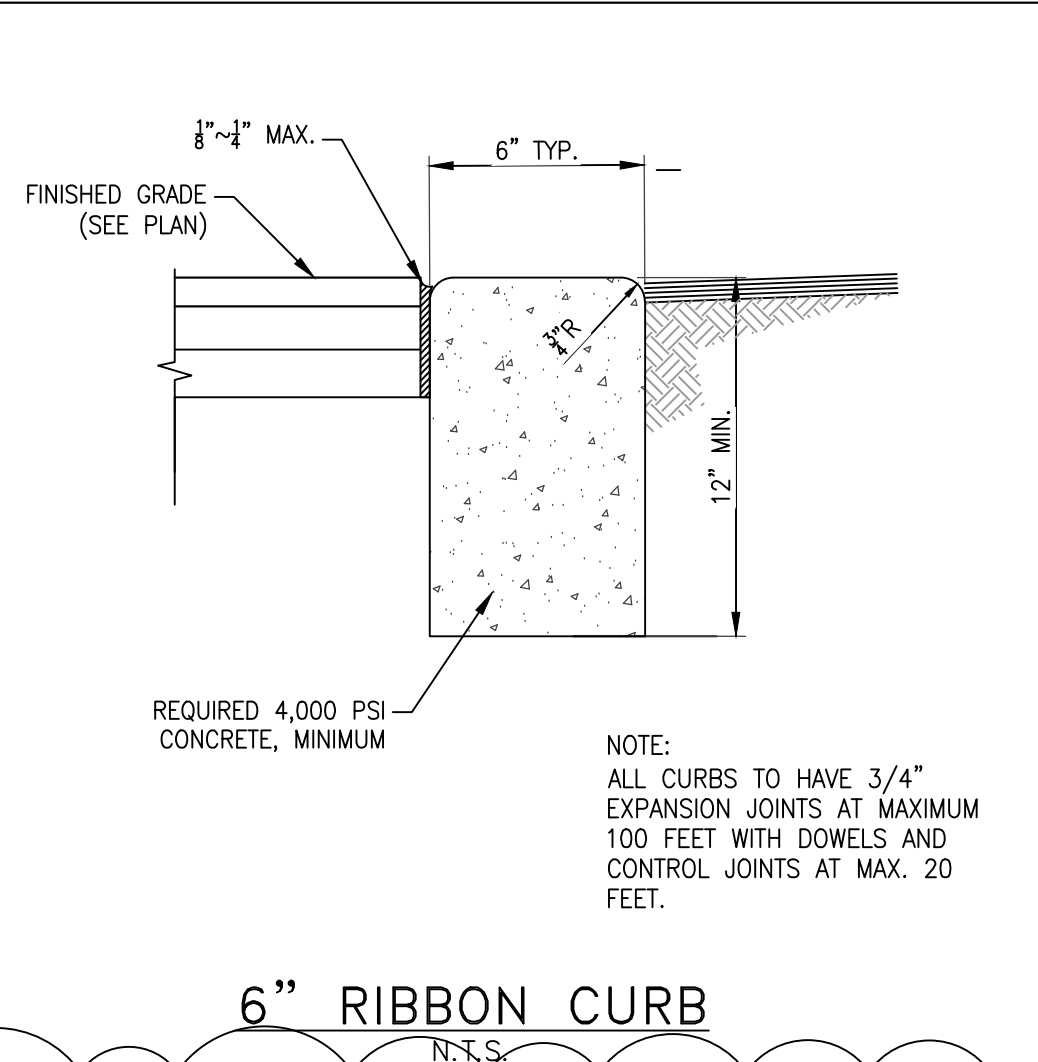
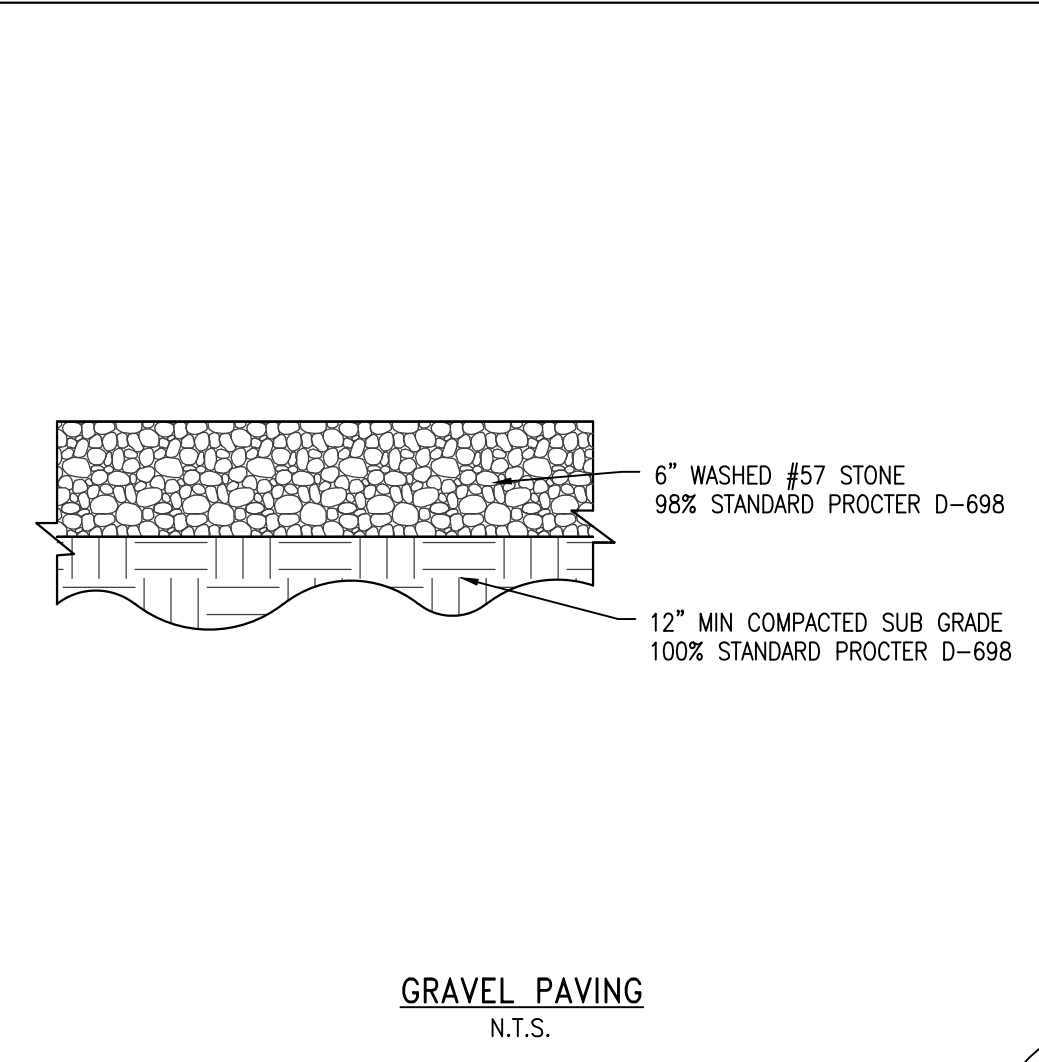
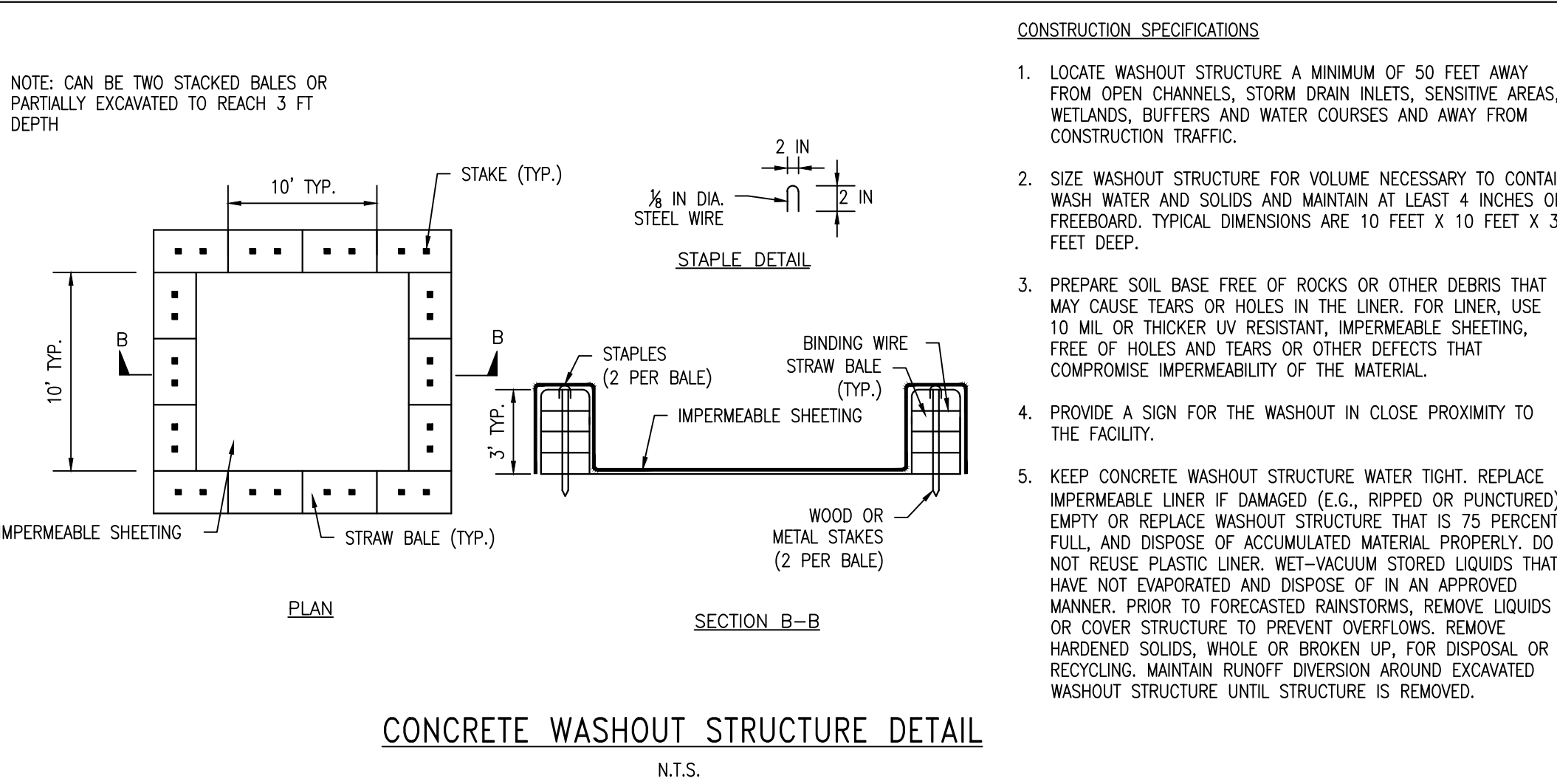
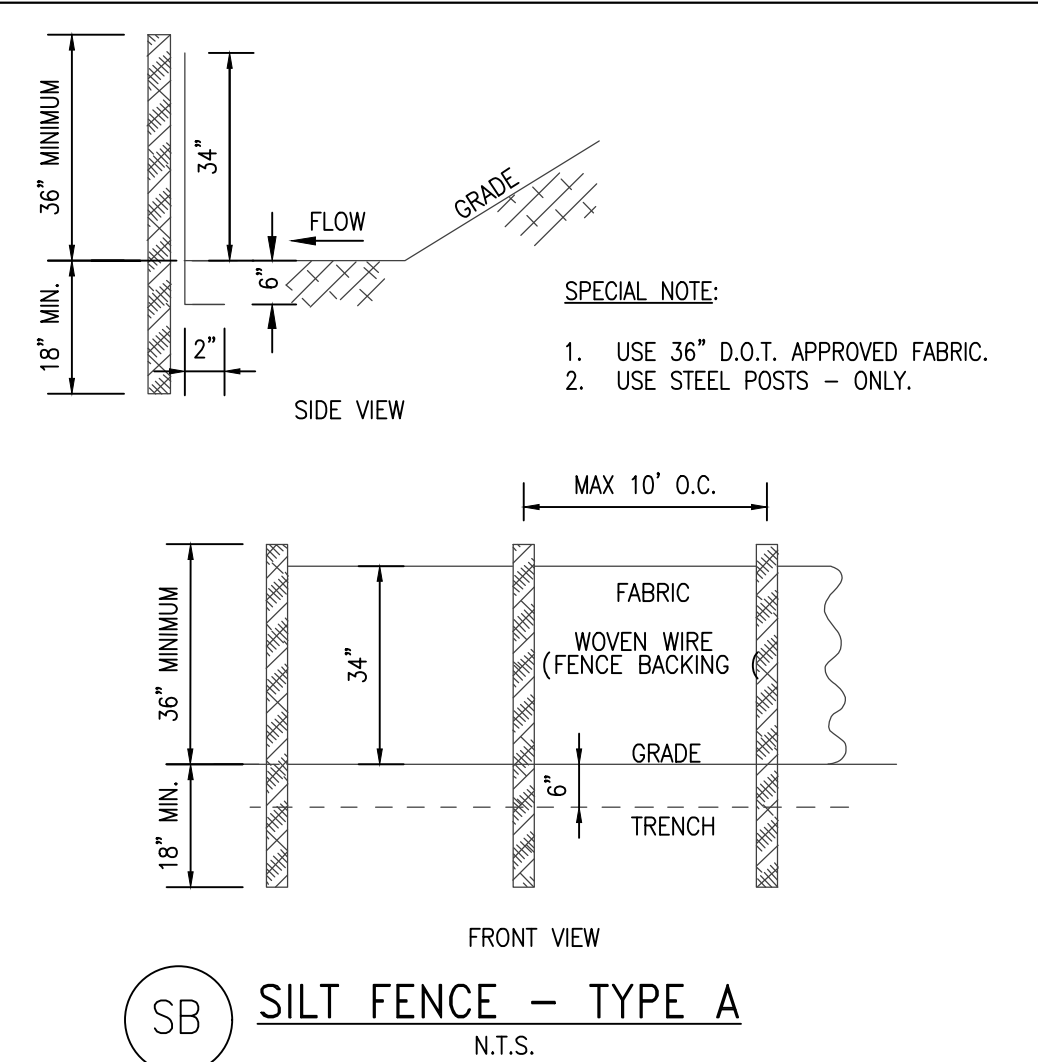
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ENGR: CJL

LOT 1 PROFESSIONAL COURT
GRADING, DRAINAGE AND EROSION CONTROL PLAN
GULF SHORES, AL
OWNER: MARK D. PAVEY

SHEET NUMBER: 3 OF 5
C3.0 D





REVISIONS			
A	ISSUED FOR REVIEW	07/31/2025	
B	ADDRESSED CITY COMMENTS	09/10/2025	
C	ADDRESSED CITY COMMENTS	11/03/2025	

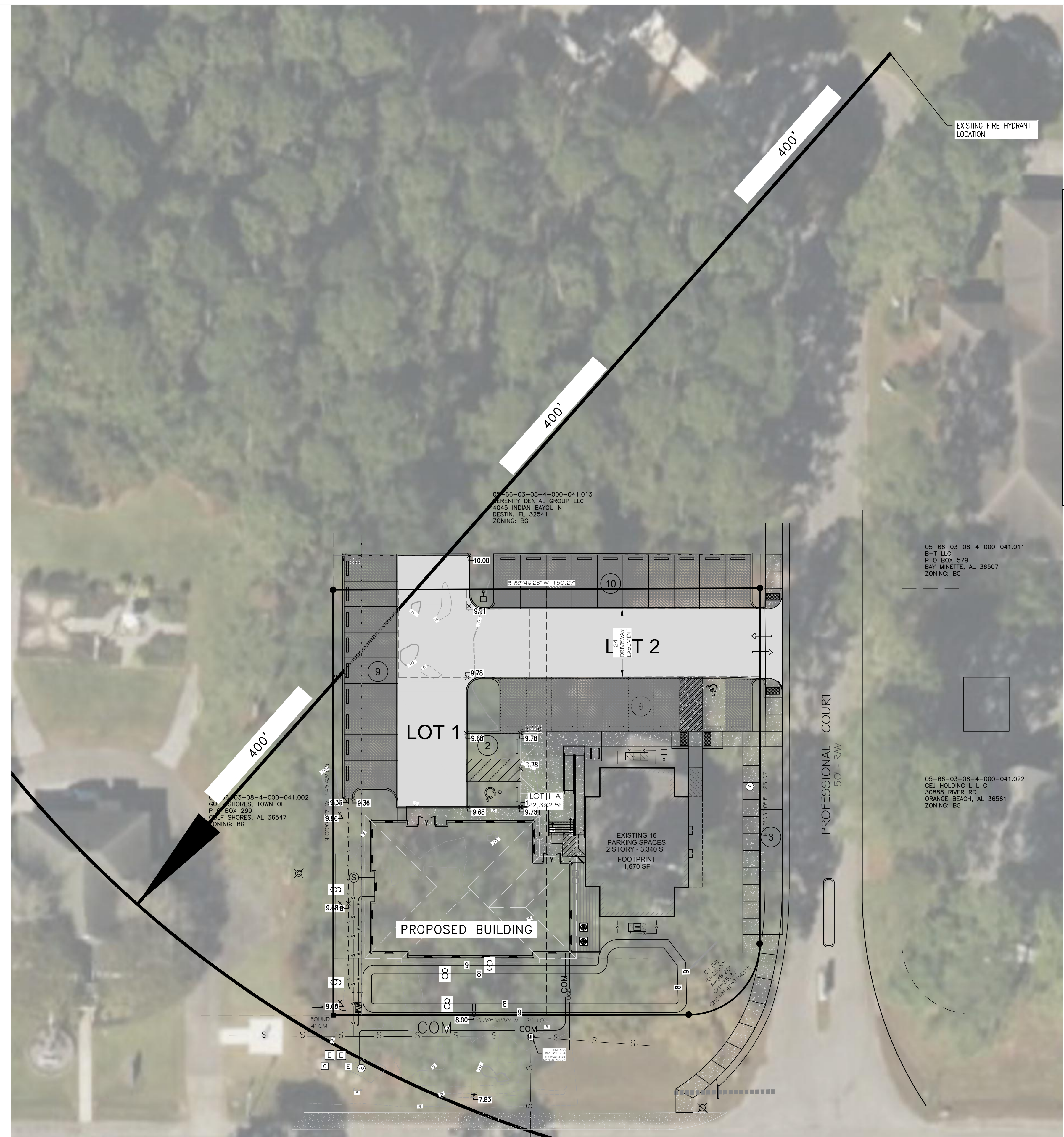
LIEB ENGINEERING COMPANY
1290 MAIN STREET, SUITE E
DAPHNE, AL 36526
PH: (251) 978-9779

NOT VALID WITHOUT THE DATED SIGNATURE AND SEAL OF AN ALABAMA LICENSED ENGINEER.
ALABAMA LICENSED ENGINEER: CHRISTOPHER JAY LIEB, P.E. LICENSE NUMBER 31204
ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER: 4938

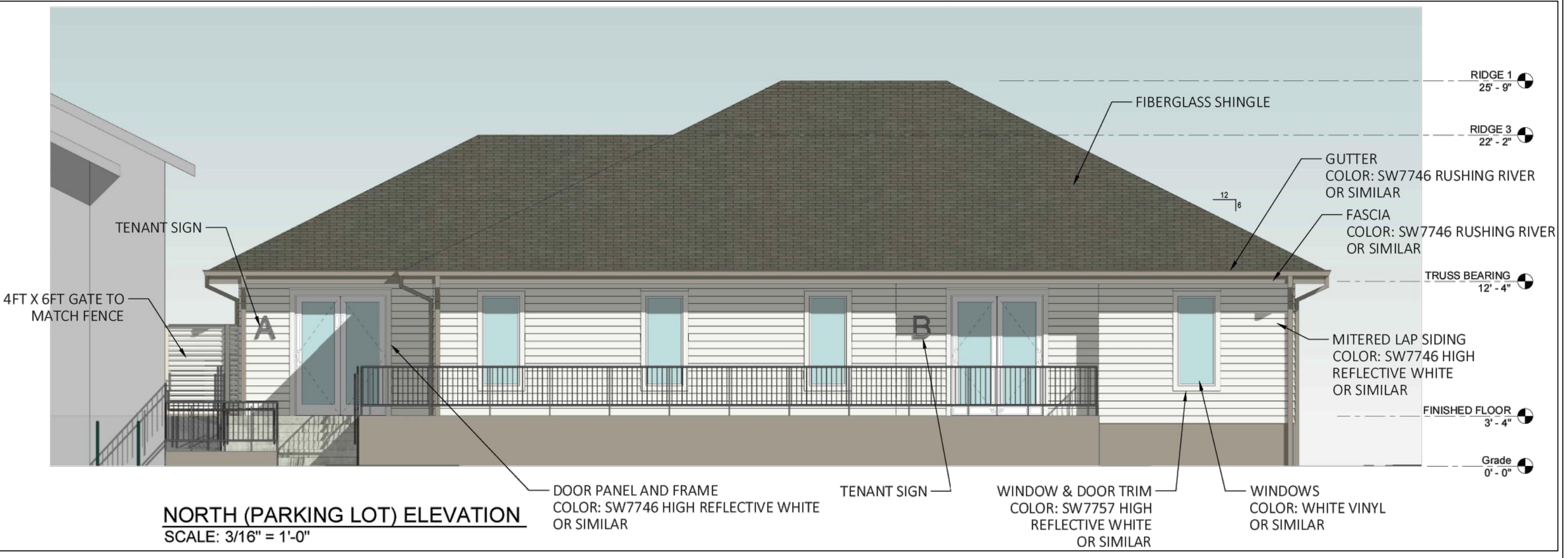
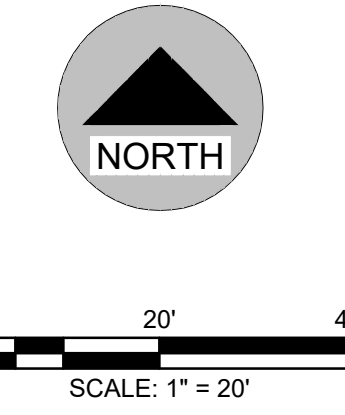
JOB NUMBER: 2025-048
DRAWN BY: NTB
DATE: 7/31/2025
SCALE: AS SHOWN
CHECKED BY: CJL
APPROVED BY: CJL
ENGR: CJL

LOT 1 PROFESSIONAL COURT
CIVIL DETAILS
GULF SHORES, AL
OWNER: MARK D. PAVEY

SHEET NUMBER: 4 OF 5
C4.0 C



FIRE FLOW @ PROFESSIONAL COURT HYDRANT:
 STATIC: 56 PSI
 RESIDUAL: 55 PSI
 FIRE FLOW: 920 GPM
 CALCULATED AVAILABLE FLOW: 6,371 GPM @ 20 PSI



REVISIONS			
A	ISSUED FOR REVIEW	07/31/2025	

LIEB ENGINEERING COMPANY
 LIEB ENGINEERING COMPANY
 1290 MAIN STREET, SUITE E
 DAPHNE, AL 36526
 PH: (251) 978-9779

NOT VALID WITHOUT THE DATED SIGNATURE AND SEAL OF AN ALABAMA LICENSED ENGINEER.
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 ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER: 4938

JOB NUMBER	DRAWN BY: NTB	DATE: 7/31/2025	SCALE: 1"=20'
2025-048	CHECKED BY: CJL	APPROVED BY: CJL	ENGR: CJL

LOT 1 PROFESSIONAL COURT	
FIRE PROTECTION PLAN	
GULF SHORES, AL	
OWNER: MARK D. PAVEY	
SHEET NUMBER	C5.0
5 OF 5	A

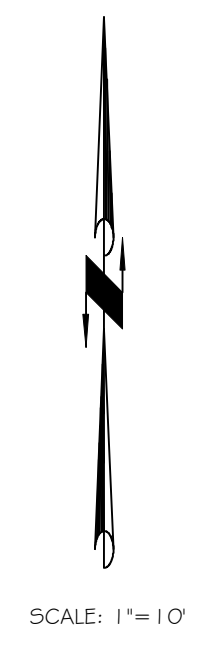
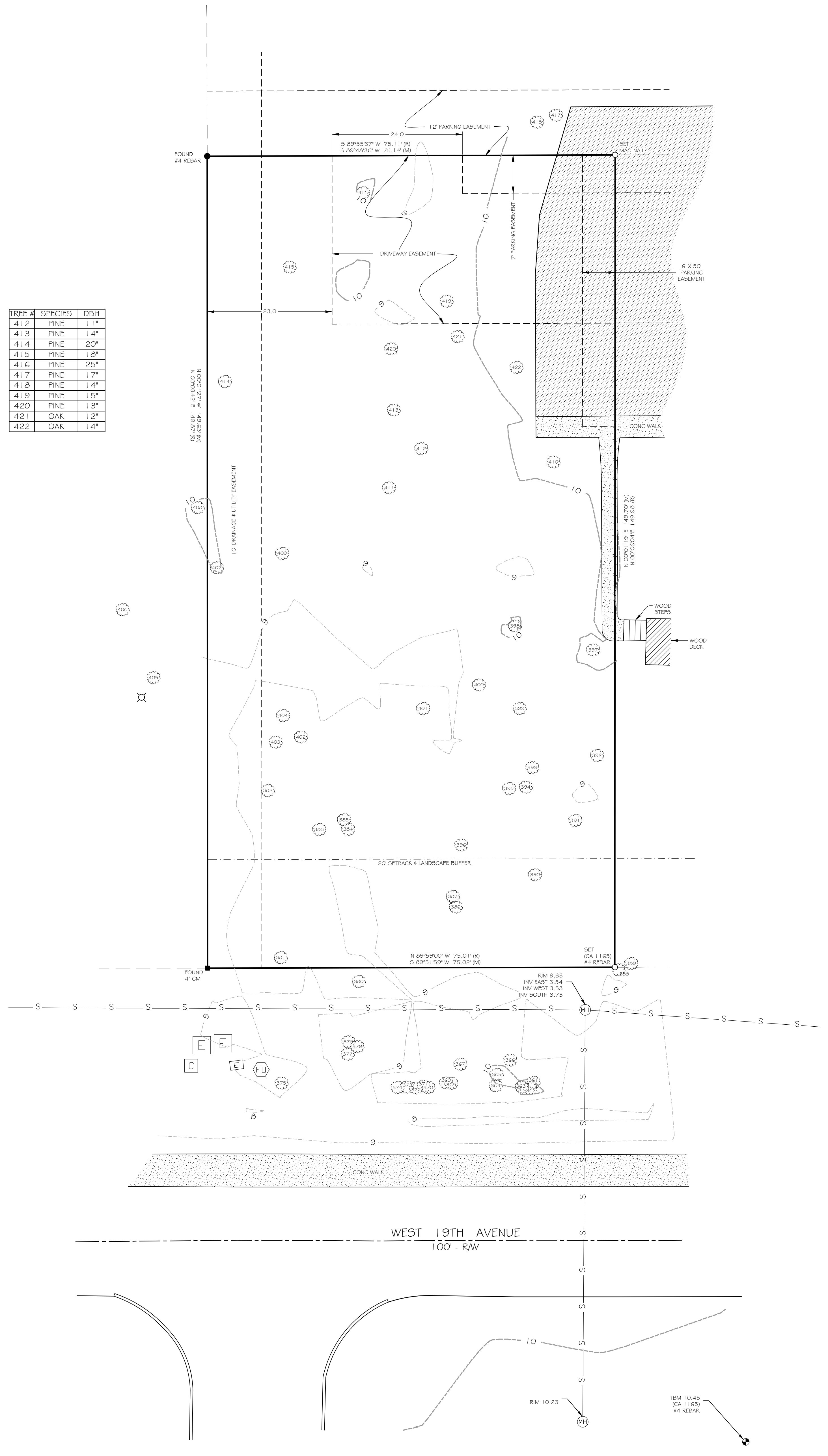
ALABAMA REGISTERED PROFESSIONAL ENGINEER
 No. 31204
 CHRISTOPHER JAY LIEB
 07/31/2025

LEGEND

BLOC	BUILDING
CALC	CALCULATED
CH	CHORD
D	DELTA
M	MANHOLE
R	RADIUS
RW	RIGHT OF WAY
S.F.	SQUARE FEET
AC	AIR CONDITIONER
U.P.	UTILITY POLE
W	WALL
CONC	CONCRETE
WM	WATER METER
SB	SEWER BOX
ICB	IRRIGATION CONTROL BOX
WV	WATER VALVE
FH	FIRE HYDRANT
CB	COMMUNICATION BOX
EB	ELECTRIC BOX
FOB	FIBER OPTIC BOX
LP	LIGHT POLE
SP	STAKING POINT
M	MEASURED
R	RECORDED
CM	CONCRETE MONUMENT
F	FENCE
OU	OVERHEAD UTILITIES

TREE #	SPECIES	DBH
361	PINE	9"
362	PINE	10"
363	PINE	12"
364	PINE	7"
365	PINE	11"
366	PINE	7"
367	OAK	11"
368	PINE	13"
369	PINE	11"
370	PINE	6"
371	OAK	6"
372	PINE	7"
373	PINE	8"
374	PINE	8"
375	PINE	12"
377	OAK	6"
378	OAK	8"
379	PINE	16"
380	PINE	16"
381	PINE	18"
382	PINE	16"
383	PINE	13"
384	PINE	8"
385	PINE	13"
386	PINE	14"
387	PINE	13"
388	PINE	8"
389	PINE	14"
390	PINE	9"
391	PINE	9"
392	PINE	13"
393	PINE	13"
394	PINE	9"
395	PINE	7"
396	PINE	22"
397	PINE	27"
398	PINE	20"
399	PINE	9"
400	PINE	12"
401	PINE	10"
402	PINE	10"
403	PINE	13"
404	PINE	13"
405	PINE	19"
406	PINE	26"
407	PINE	26"
408	PINE	21"
409	PINE	18"
410	PINE	23"
411	OAK	20"

TREE #	SPECIES	DBH
412	PINE	11"
413	PINE	14"
414	PINE	20"
415	PINE	18"
416	PINE	25"
417	PINE	17"
418	PINE	14"
419	PINE	15"
420	PINE	13"
421	OAK	12"
422	OAK	14"



SCALE: 1" = 10'



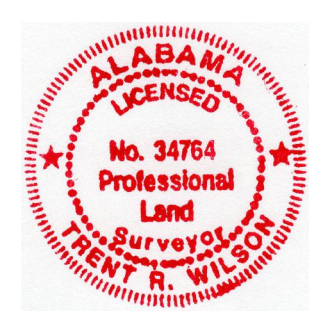
STATE OF ALABAMA
BALDWIN COUNTY

Property Boundary & Topographic Survey

I, Trent R. Wilson, a Professional Land Surveyor, hereby certify that I have surveyed Lot 1, REPLATTED PROFESSIONAL COURT, as recorded in Slide 1592-A, in the Office of the Judge of Probate, Baldwin County, Alabama, and hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief, according to my survey of 3/11/2025. Survey invalid if not sealed in red.

Order No.: 11119
Client: Ernie
Address: 232 Professional Court

Trent R. Wilson
Trent Wilson PLS #34764
Weygand Wilson Surveying LLC
229 E. 20th Ave., Suite 10
Gulf Shores, AL 36542
Phone: (251)-975-7555



NOTES:
1. MEASURED BEARINGS BASED ON ASTRONOMIC NORTH AS OBTAINED BY GPS OBSERVATION.
2. ELEVATIONS BASED ON NAVD 1988 AS OBTAINED BY GPS OBSERVATION.

Note:
(a) No title search of the public records or abstract of title has been performed by this firm. The parcel shown hereon is subject to setbacks, zoning, easements, rights or way and/or restrictions whether or not of record.
(b) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted.
(c) This survey is intended for the sole use of the client shown hereon, valid for a period of 6 years from the date of survey and non-transferable.

State of Alabama
Baldwin County

The undersigned, Trent Wilson, Professional Land Surveyor, State of Alabama, and A CATUS WEARING A MUSTACHE LLC, owner, hereby certify that this plat was made pursuant to a survey made by said surveyor, and that this plat was made at the instance of said owner, that all parts of this plat of survey have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief. Subdivision of real property shown hereon known or to be known as RESUBDIVISION OF LOTS 1 & 2 PROFESSIONAL COURT, situated in Baldwin County, Alabama.

In Witness Whereof, we have hereunto set our hands this the ____ day of _____, 20__.

By: Trent Wilson P.L.S. #34764
By: A CATUS WEARING A MUSTACHE Christopher F. Erdel (Authorized Agent)

Legal Description:
Lots 1 & 2 of Professional Court as recorded in the Office of the Judge of Probate of Baldwin, County, Alabama in Slide 1592-A.

State of Alabama
Baldwin County

I, _____, as Notary Public in and for said County and State, do hereby certify that Christopher F. Erdel, whose name is signed to the foregoing certificate as Authorized Agent for A CACTUS WEARING A MUSTACHE LLC, owner and who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, executed same voluntarily and with full authority therefor.

Given under my hand and seal this ____ day of _____, 20__.

By: _____
Notary Public - Commission Exp:

CERTIFICATE OF APPROVAL BY BALDWIN EMC

As authorized by BALDWIN EMC, the undersigned hereby certifies the approval of the above final subdivision plat for recordation with respect to required utility improvements and further certifies that all such required utility improvements as are delineated on that certain Preliminary Plat approved by the Planning Commission on ____/____/____ have been completed in a manner acceptable to BALDWIN EMC or that, if a performance bond or other means of performance guaranty has been provided in lieu of completion of some or all of such required utility improvements prior to final plat approval with the consent of the Planning Commission of the City of Gulf Shores, the conditions and amount of such performance guaranty with respect to those required utility improvements, if any, that have not been acceptably completed as of the date of this certificate are deemed adequate by and are acceptable to BALDWIN EMC.

Approved By: _____ Date: _____

CERTIFICATION BY GULF SHORES UTILITIES

The Utilities Board of the City of Gulf Shores hereby certifies that, as of the date of this certification, potable water service is available and sanitary sewer service is available to the property described by this plat taken as a whole. The Board does not certify that the infrastructure necessary to provide potable water service and sanitary sewer service to the individual lots shown on this plat has been installed as of the date of this certification or will be installed in the future. Further, the Board makes no statement regarding and assumes no responsibility for any particular of this plat not associated with provisions of potable water and sanitary sewer service to the property described by this plat taken as a whole and hereby affirmatively disclaims any such responsibility.

Approved By: _____ DATE: _____
MANAGER

Approved by the City of Gulf Shores Planning Commission. By approval of this subdivision plat the City of Gulf Shores assumes no responsibility for survey errors or for defects or deficiencies in the title to the property affected by the plat, and any such responsibility is hereby affirmatively disclaimed.

APPROVED BY: _____ DATE: _____
PLANNING COMMISSION CHAIRMAN

APPROVED BY: _____ DATE: _____
PLANNING DIRECTOR

APPROVED BY: _____ DATE: _____
CITY ENGINEER

APPROVED BY: _____ DATE: _____
FIRE MARSHAL

No authority to violate, cancel or set aside any of the provisions of the applicable regulations or laws of the City of Gulf Shores is intended, implied, or given.

WETLAND NOTICE

By approval of this plat, the Planning Commission of the City of Gulf Shores, makes no representation or warranty, either expressed or implied, that any lot delineated on this plat which may be encumbered by any wetlands is or will be suitable for improvement or other development. Purchasers are on notice that improvement of property encumbered by wetlands will require separate permitting by Federal and/or State authorities under such law and regulations governing wetlands as may be in effect from time to time.

JACK EDWARDS AIRPORT HEIGHT OVERLAY DISTRICT

All lots of this subdivision are located within the Jack Edwards Airport Height Zoning Overlay District and shall be subject to the provisions of Ordinance No. 831 or to the provisions of any superseding ordinance or amendment thereto.

CERTIFICATE OF APPROVAL BY E-911 ADDRESSING:

The undersigned, as authorized by Baldwin County E-911 Board, hereby approves the road names as depicted on the map within plat and hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this ____ day of _____, 20__.

Authorized Representative _____

Purpose of Subdivision:
The purpose of this subdivision is to combine two lots into one lot.

- NOTES:
1. BEARINGS ARE BASED ON GEODECTIC NORTH AS OBTAINED BY GPS OBSERVATION.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THIS PROPERTY WAS SCALED ONTO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP NUMBER 01003C0939M EFFECTIVE 4/19/2019 and FOUND TO BE IN ZONE X (SHADED).
4. SETBACKS AS PER ZONING IN PLACE AT THE TIME OF PERMIT.
5. MINIMUM FINISH FLOOR ELEVATIONS SHALL BE 12 INCHES ABOVE THE NEAREST STREET.

RESUBDIVISION OF LOTS 1 & 2 PROFESSIONAL COURT

SLIDE 1592-A
GULF SHORES, BALDWIN COUNTY, ALABAMA
SECTION 8, TOWNSHIP 9 SOUTH, RANGE 4 EAST
DATE OF PLAT: DECEMBER 9, 2025



SCALE: 1"=20'



Trent Wilson PLS #34764
Weygand Wilson Surveying LLC
229 E. 20th Ave., Suite 112
Gulf Shores, AL 36542
Phone: (251) 975-7555

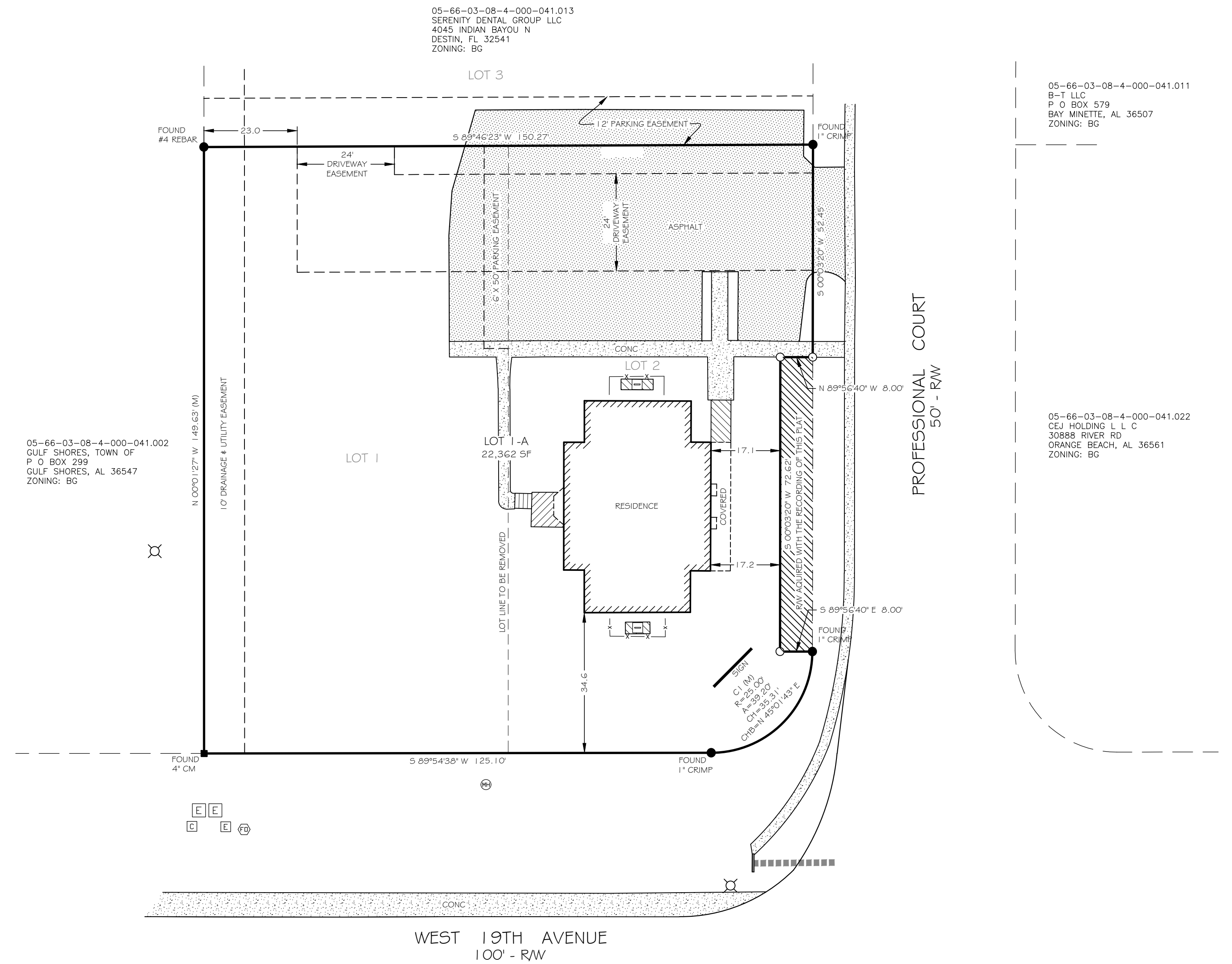


EASEMENTS

FRONT: 15' DRAINAGE AND UTILITY
REAR: 15' DRAINAGE AND UTILITY
SIDE: 7.5' DRAINAGE AND UTILITY

LEGEND

- RW RIGHT OF WAY
S-F SQUARE FEET
CA (1165) #4 REBAR SET
CM CONCRETE MONUMENT
DU DRAINAGE & UTILITY
FENCE
OVERHEAD UTILITIES //



05-66-03-08-4-000-041.002
GULF SHORES, TOWN OF
P O BOX 299
GULF SHORES, AL 36547
ZONING: BG

05-66-03-08-4-000-041.013
SERENITY DENTAL GROUP LLC
4045 INDIAN BAYOU N
DESTIN, FL 32541
ZONING: BG

05-66-03-08-4-000-041.011
B-T LLC
P O BOX 579
BAY MINETTE, AL 36507
ZONING: BG

05-66-03-08-4-000-041.022
CEJ HOLDING L L C
30888 RIVER RD
ORANGE BEACH, AL 36561
ZONING: BG

05-66-03-08-4-000-042.001
GULF SHORES, TOWN OF
P O BOX 299
GULF SHORES, AL 36547
ZONING: BG

05-66-03-08-4-000-043.000
GULF SHORES, TOWN OF
P O BOX 299
GULF SHORES, AL 36547
ZONING: BG

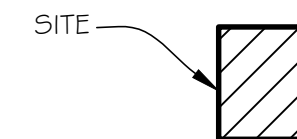
05-66-03-08-4-000-041.007
05-66-03-08-4-000-041.023

OWNER
A CACTUS WEARING A MUSTACHE
645 Wedgewood Drive
Gulf Shores, AL 36542

SITE DATA

ZONING: BG
TOTAL AREA: 22,362 SF
NUMBER OF LOTS: 1

VICINITY MAP - NOT TO SCALE



\\Screenshot 2025-07-04 at 12-52-53 Gulf Shores Map Viewer.png